

Applicant: Lauren Cummings

Contact: 189 N 2830 E St. George, Utah, 84790

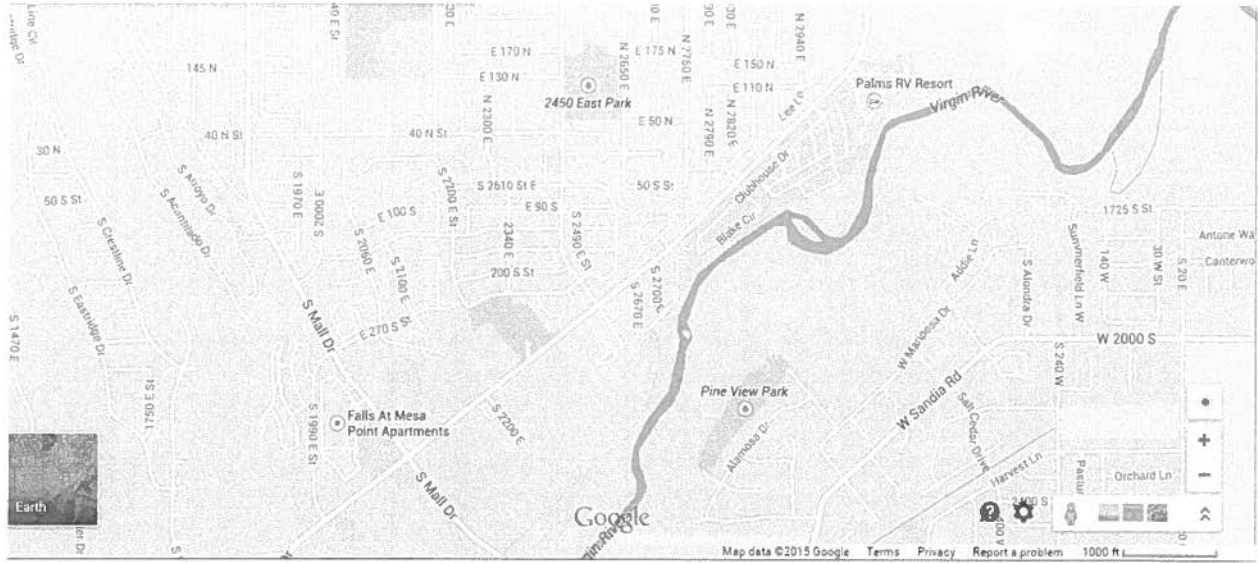
cummings@dixie.edu

Proposal:

I'd like to start off by saying that I fully support the RAP Tax and I am extremely excited about all of the new park plans that have begun to take shape. I think the proposed parks will provide important opportunities for St. George citizens. However, if I am not mistaken, all of the plans so far have been for parks for people only. As a long time dog owner, I would like to propose that a dog park be built at or near the 2450 East Park, located just between 2450 E and 2650 E, or on the future site of the Millcreek Park. I believe I heard Millcreek Park was going out for bidding so I realize that it may be a little late to change the plans, but there seems to be plenty of space at East Park.

Places for responsible dog owners to allow dogs to play and socialize are very limited here in St. George. Development has taken over spaces once available for safe dog play and exercise. For example, I used to take my dog over to the Virgin River, but since the Mall Drive Bridge has been built there is really no other place near my home where it is safe and appropriate to let her off her leash anymore. With the new funding from the RAP tax appropriated to parks I am hoping that some funding may be able to be contributed to this cause. I appreciate your time and look forward to hearing back from you.

Thank you, Lauren Cummings



X= future site of Milpitas Park



DRAFT

Agenda Item Number :

1B

Request For Council Action

Date Submitted 2015-02-02 10:38:06

Applicant Mark Gubler

Quick Title SASO Agreement with Transwest Aero

Subject Request by applicant for approval of a new SASO Agreement at SGU.

Discussion Transwest Aero currently has a Private Hanger Agreement with the City. Transwest Aero has had a SASO Agreement with the City previously which is expired.

Cost \$0.00

City Manager Recommendation Agreement with Mark and Scott Gubler doing business as Transwest Aero for a SASO agreement for their operation at he Airport.

Action Taken

Requested by Cameron Cutler

File Attachments

**Approved by Legal
Department?**

Approved in Budget? Amount:

Additional Comments

DRAFT

Agenda Item Number :

1C

Request For Council Action

Date Submitted 2015-02-02 10:41:28

Applicant Mark Gubler

Quick Title SASO Sublease Agreement with Transwest Aero

Subject Request by applicant for approval of sublease agreement under the new SASO Agreement with Transwest

Discussion Sublease agreement between Transwest Aero and Aviation Investments pending Council approval of SASO Agreement with Transwest Aero.

Cost \$0.00

City Manager Recommendation The Gublers have a hangar they are proposing to lease to Duane Adams doing business as Aviation Investments.

Action Taken

Requested by Cameron Cutler

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

DRAFTAgenda Item Number : **2A**

Request For Council Action

Date Submitted 2015-01-30 13:07:01

Applicant C. Hood

Quick Title Bid Award

Subject 6000 pound OVERHEAD WIRE PULLER FOR ENERGY DEPARTMENT

Discussion Very stringent specifications result in only 2 national suppliers for this piece of equipment. Both NESCO Sales & Rentals and Terex responded with bids. After review of submitted bids, NESCO was the low bidder with a cost of \$ 118,000 plus a shipping/freight cost of \$ 3826.00

Cost \$121,826.00

City Manager Recommendation Included in the budget for the current year. Recommend approval. \$125,000 was budget for this item. Recommend approval.

Action Taken

Requested by Courtney Stephens/FI

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments The availability for this item is 90 days in comparison with Terex which quoted 22 weeks delivery. This equipment is purchased for the Energy Department and is within the budget approved for this designated item

DRAFTAgenda Item Number : **2B**

Request For Council Action

Date Submitted 2015-01-27 11:31:50**Applicant** Jeff Peay - Park Planning Manager**Quick Title** Professional Services Agreement - Change Order**Subject** Sand Hollow Wash Bridge & Trail Extension Professional Services Agreement with Rosenberg Associates

Discussion The Professional Services Agreement (PSA) fees for this project have exceeded \$25,000 and require City Council approval. The original PSA was executed April 16, 2013 for \$12,100. Change Order #1 was required for additional design work, alignment options, and an expanded scope of works for the project (\$13,814). Change Order #2 for bidding and contractor selection, surveying, and construction oversight (\$12,160) was generated on July 16, 2014. Change Order #3 for construction monitoring, additional surveying, and close-out documentation (\$12,250) was generated November 18, 2014. The total for the professional services agreement with Rosenberg Associates is \$50,324. Including these additional fees, this project is currently still within the approved project budget amount of \$282,000.

Cost \$50,324

City Manager Recommendation We added to the original scope of work for the Bridge and the extension of the trail in this area. Recommend approval as it is still within budget.

Action Taken**Requested by** Jeff Peay - Park Pla**File Attachments** [CO #1 2 3 - Rosenberg Assoc SH Wash.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [CO #1 2 3 - Rosenberg Assoc SH Wash.pdf](#)



EXHIBIT C1 AGREEMENT AMENDMENT 1

PROJECT 7884-13
Sand Hollow Wash Trail Project

CLIENT City of St. George

EFFECTIVE DATE May 1, 2014

THIS IS EXHIBIT C, amending the Agreement between Client and Engineer for Professional Services. All terms covered by the original Agreement, and any previous Exhibits and Amendments, shall remain in full force except as modified herein. Client and Engineer agree to the following:

ARTICLE C1 – WORK PLAN

1.1 Engineer shall provide the following additional work:

| Work Description | Cost | Total |
|---|--|-----------------------|
| <u>100 Additional Work: Sand Hollow Wash Crossing Design</u> | | <u>\$9,114</u> |
| <p>12 Review Alternative Crossing Alignments Prepare multiple wash crossing alignment options and stake on the site. Walk the alignments with the City Parks and Engineering Staff. Determine the preferred alignment.</p> <p>25 Geotechnical Report Prepare a geotechnical investigation and bridge foundation recommendations including 2 borings near the proposed bridge abutment locations. Prepare a report summarizing the work.</p> <p>30 Bridge Abutment & Foundation Plans Prepare bridge construction plans including abutments, foundation details, and approach sections based on the existing steel bridge being fabricated by others.</p> | <p>\$1,740</p> <p>\$3,874</p> <p>\$3,500</p> | |
| <u>200 Additional Work: Sand Hollow Wash Extension Design</u> | | <u>\$4,700</u> |
| <p>10 Site Investigation & Mapping Provide as-built survey of the proposed crossing trail alignment near the SHAC and incorporate into the project basemap.</p> <p>15 Construction Plans Prepare construction plans for the trail connections to Sunset Boulevard including alignment, cross section and profile views for the trail. Plans to also include temporary construction facilities and access plans and details. Review with the City Parks and Engineering Staff.</p> <p>20 Construction Cost Estimate Prepare an engineer's opinion of construction costs based on the project construction plans and specifications. Review with the City Parks Staff.</p> | <p>\$900</p> <p>\$3,200</p> <p>\$600</p> | |

ARTICLE C2 – FEES

2.1 Client shall pay Engineer for additional services an estimated compensation of:

\$13,814

2.2 *Total Contract Fees*: The cost breakdown of the total Project Agreement is as follows:

| | |
|--|----------|
| A. <u>Original Agreement Amount:</u> | \$12,100 |
| B. <u>Amount from Previous Amendments:</u> | \$0 |
| C. <u>Amount from This Amendment:</u> | \$13,814 |
| D. <u>Total Estimated Compensation</u> | \$25,914 |

IN WITNESS WHEREOF, the parties hereto have executed this Agreement Amendment, the Amendment Effective
CLIENT **ENGINEER**

By: Jeff Peay

Title: Park Planning Manager

Date Signed: 15 July 2014

City of St. George

175 East 200 North

St. George, Utah 84770

By: Rick Rosenberg, PE

Title: Principal

Date Signed: 7-16-2014

Rosenberg Associates

352 East Riverside Drive, Suite A-2

St. George, Utah 84790



EXHIBIT C2 AGREEMENT AMENDMENT 2

PROJECT 7884-13

Sand Hollow Wash Trail Project

CLIENT City of St. George

EFFECTIVE DATE August 1, 2014

THIS IS EXHIBIT C, amending the Agreement between Client and Engineer for Professional Services. All terms covered by the original Agreement, and any previous Exhibits and Amendments, shall remain in full force except as modified herein. Client and Engineer agree to the following:

ARTICLE C1 – WORK PLAN

1.1 Engineer shall provide the following additional work:

| Work Description | Cost | Total |
|--|---------|------------------------|
| 300 Additional Work: Bidding and Construction Engineering | | <u>\$12,160</u> |
| 10 Project Contractor Selection Process Assist the City Staff with the Prebid Meeting and Bid Opening. Prepare a Bid Tabulation and recommendation for the Notice of Award. | \$620 | |
| 20 Construction Engineering Assist the City Staff as required during the construction process including 10 hrs/week of contractor oversight, materials approvals and attending weekly project coordination meetings. Address questions relating to the plans and specifications. Review change order requests from the contractor. Assumes a 10 week construction period. Additional charges could result if the contractor requires additional time to complete the work. | \$8,400 | |
| 30 Construction Surveying Provide construction surveying limited to one time staking for the trail & boardwalk alignment slope stakes and bridge abutment offsets with grades. | \$2,200 | |
| 40 Contractor Payments Verify the contractor payment requests during construction. Participate in the final inspection and final payment process. | \$940 | |

ARTICLE C2 – FEES

2.1 Client shall pay Engineer for additional services an estimated compensation of:

\$12,160

2.2 **Total Contract Fees:** The cost breakdown of the total Project Agreement is as follows:

| | |
|--|----------|
| A. <u>Original Agreement Amount:</u> | \$12,100 |
| B. <u>Amount from Previous Amendments:</u> | \$13,814 |
| C. <u>Amount from This Amendment:</u> | \$12,160 |
| D. <u>Total Estimated Compensation</u> | \$38,074 |

IN WITNESS WHEREOF, the parties hereto have executed this Agreement Amendment, the Amendment Effective

CLIENT

ENGINEER

By: Jeff Peay

Title: Park Planning Manager

Date Signed: _____

By: Rick Rosenberg, PE

Title: Principal

Date Signed: 7-16-2014

City of St. George
175 East 200 North
St. George, Utah 84770

Rosenberg Associates
352 East Riverside Drive, Suite A-2
St. George, Utah 84790



EXHIBIT C3 (P.O. 1689) AGREEMENT AMENDMENT 3

PROJECT 7884-13

Sand Hollow Wash Trail Project

CLIENT City of St. George

EFFECTIVE DATE November 18, 2014

THIS IS EXHIBIT C, amending the Agreement between Client and Engineer for Professional Services. All terms covered by the original Agreement, and any previous Exhibits and Amendments, shall remain in full force except as modified herein. Client and Engineer agree to the following:

ARTICLE C1 – WORK PLAN

1.1 Engineer shall provide the following additional work:

| Work Description | Cost | Total |
|--|---------|------------------------|
| <u>301 Additional Work: Construction Engineering & Surveying</u> | | <u>\$12,250</u> |
| <i>10 Construction Engineering</i> Work includes 8 additional hours of contractor oversight per week beyond the specified 10 hrs/week through the estimated 10 week construction period. Costs also assumes an additional 15 hrs/week of contractor oversight, materials approvals, and attending weekly project coordination meetings for an additional 4 weeks beyond the estimated 10 week construction period. Additional charges could result if the contractor requires additional time to complete the work. | \$8,200 | |
| <i>20 Construction Surveying</i> Work includes multiple restaking of the SHAC trail & Sand Hollow Wash alignment/grade stakes due to vandalism. Work also includes final restake of Sand Hollow Wash trail prior to paving. | \$4,050 | |

ARTICLE C2 – FEES

2.1 Client shall pay Engineer for additional services an estimated compensation of:

\$12,250

2.2 *Total Contract Fees:* The cost breakdown of the total Project Agreement is as follows:

| | |
|--|----------|
| A. <u>Original Agreement Amount:</u> | \$12,100 |
| B. <u>Amount from Previous Amendments:</u> | \$25,974 |
| C. <u>Amount from This Amendment:</u> | \$12,250 |
| D. <u>Total Estimated Compensation</u> | \$50,324 |

IN WITNESS WHEREOF, the parties hereto have executed this Agreement Amendment, the Amendment Effective
CLIENT

By: Jeffrey L. Peay
Title: Park Planning Manager
Date Signed: _____

City of St. George
175 East 200 North
St. George, Utah 84770

ENGINEER

By: R. Rosenberg
Title: Principal
Date Signed: _____

Rosenberg Associates
352 East Riverside Drive, Suite A-2
St. George, Utah 84790

DRAFTAgenda Item Number : **2C**

Request For Council Action

Date Submitted 2015-01-22 10:27:34

Applicant Jay Sandberg

Quick Title Crack Seal Bid Award

Subject Consider approval of an agreement with Superior Asphalt in the amount of \$361,840 to perform the annual crack seal project.

Discussion City received eight bids (one was withdrawn). Unit prices were less than the 2013-2014 project.

Cost \$0.00

City Manager Recommendation Part of our pavement management program and it is less than last year. Recommend approval.

Action Taken

Requested by Cameron Cutler

File Attachments [Bid Tab, 2014.xlsx](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

Attachments [Bid Tab, 2014.xlsx](#)

Bid Tabulation

[illegible]

DRAFTAgenda Item Number : **3A**

Request For Council Action

Date Submitted 2015-01-26 10:49:09**Applicant** Dan McCay, Suburban Land Reserve, LLC**Quick Title** Public Hearing: GPA/Ord from LDR, MDR, OS and COM to MDR, PO, OS

Subject To amend the General Plan from LDR (Low Density Residential), MDR (Medium Density Residential), OS (Open Space), and COM (Commercial) to MDR (Medium Density Residential), PO (Professional Office), OS (Open Space), and COM (Commercial) on 105.9 acres. The property is generally located between 3000 East Street and the Virgin River and fronts on Mall Drive. The proposal is to support the future development of commercial, retail, professional offices, and to increase residential density.

Discussion The applicant has submitted a request to change the General Plan from MDR, OS, and LDR to COM, PO, OS, and MDR. On January 8, 2015, the City Council approved the COM at the south intersection of Mall Drive and 3000 East. This is the remaining portion of the application that was revised and brought back to the Planning Commission. Planning Commission recommends approval.

Cost \$0.00

City Manager Recommendation Property along 3000 East and Mall Drive. The applicant is Suburban Land Reserve and the proposed changes are commercial, professional office, open space, and medium density residential. The Council approved a portion of this area commercial this is the balance of the property along these major roads. Planning Commission recommended approval and it seems to be the best use for this property given the location along to major roads. Recommend approval.

Action Taken**Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY GENERAL PLAN LAND USE MAP FOR 105.9 ACRES GENERALLY LOCATED BETWEEN 3000 EAST STREET AND THE VIRGIN RIVER AND FRONTING ON MALL DRIVE.

WHEREAS, the applicant / property owner has requested a change to the General Plan Land Use Map for property at approximately Mall Drive and 3000 East on the south side from LDR (Low Density Residential), MDR (Medium Density Residential), OS (Open Space), and COM (Commercial) to MDR (Medium Density Residential), PO (Professional Office), OS (Open Space), and COM (Commercial); and

WHEREAS, the City Council held a public hearing on the requested change to the Land Use Map on February 5, 2015; and

WHEREAS, the Planning Commission held a public hearing on January 13, 2015 and recommends approval of the change as requested, and

WHEREAS, the City Council has determined that a change to the General Plan is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The General Plan Land Use Map is hereby amended by changing the land use designation from LDR (Low Density Residential), MDR (Medium Density Residential), OS (Open Space), and COM (Commercial) to MDR (Medium Density Residential), PO (Professional Office), OS (Open Space), and COM (Commercial) as indicated in Exhibit 'A' attached.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 5th day of February, 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 12/09/2014

PLANNING COMMISSION AGENDA REPORT: 01/13/2015

CITY COUNCIL SET HEARING DATE: 01/22/2015

CITY COUNCIL MEETING: 02/05/2015

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Property Reserve, Inc for 105.9 acres

Case No. 2014-GPA-006B

Request: To amend the General Plan from LDR (Low Density Residential), MDR (Medium Density Residential), OS (Open Space), and COM (Commercial) to MDR (Medium Density Residential), PO (Professional Office), OS (Open Space), and COM (Commercial) on 105.9 acres. The property is generally located between 3000 East Street and the Virgin River and fronts on Mall Drive. The proposal is to support the future development of commercial, retail, professional offices, and to increase residential density.

Applicant: Suburban Land Reserve, Inc.

Representative: Dan McCay
Suburban Land Reserve, Inc.

Area: Approx. 105.9 acres

Property: Located between 3000 East Street and the Virgin River and fronts on both sides of Mall Drive.

Current Zones: Agricultural (A-20) (Agricultural 20 acre minimum lot size)

Current General Plan: Commercial (COM), Medium Density Residential (MDR), Open Space (OS), and Low Density Residential (LDR)

Proposed General Plan: Commercial (COM), Professional Office (PO), Open Space (OS), and Medium Density Residential (MDR)

Previous Action: On December 9, 2014, the Planning Commission voted to recommend approval for the proposed Commercial (COM) land use designation on the south intersection of Mall Drive and 3000 East. The City Council approved the COM land use designation at the January 8, 2015 meeting. The remaining portion of the proposal was tabled by the Planning Commission with the direction to modify the proposal. As a result, the applicant resubmitted a new proposal, which the Planning Commission

recommends approval and is the remaining portion for City Council consideration.

Process:

The Planning Commission is responsible for recommending to the City Council a General Plan for the City, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the City.

Comments:

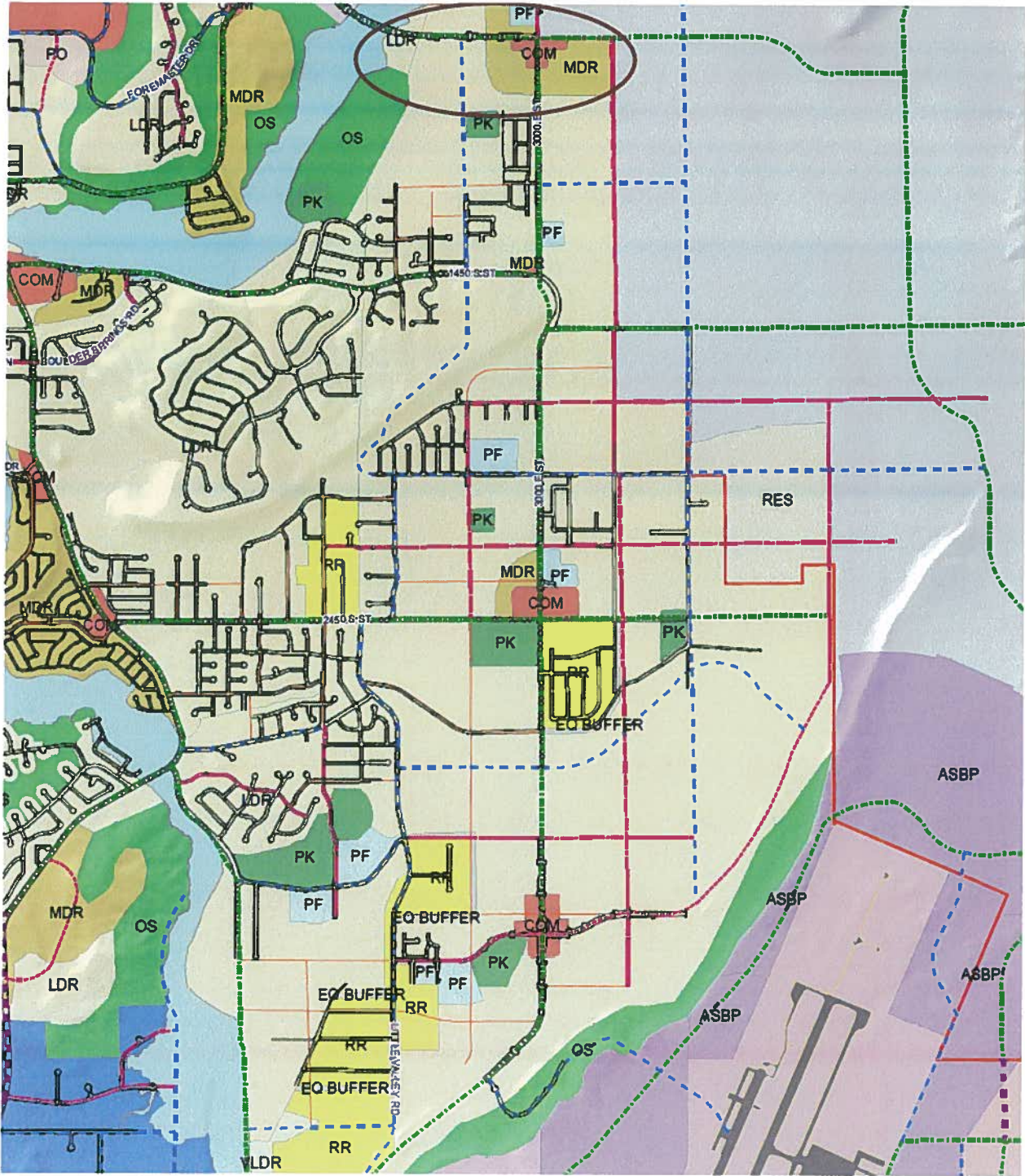
1. The introduction and extension of Mall Drive has induced the desire for uses that are not supported by the current General Plan. The proposed application has approximately 2.5 acres of commercial property with frontage planned on two arterial streets (3000 East & Mall Drive). In addition, approximately 16.8 acres of Professional Office adjacent to the existing single family residential is being proposed.
2. The proposed additional commercial area on the north would be an expansion of the commercial node shown on the General Plan Land Use Map for the area.
3. The City General Plan (policy # 6.5.5) supports Neighborhood commercial centers at appropriate locations along arterial streets to reduce the need for cross-town travel. Neighborhood commercial developments should have stores (products & services), which cater to neighborhood related needs. However, the size and type of commercial uses are zoning decisions rather than General Plan issues.
4. In the General Plan Table 6-3 regarding Professional Office (PO), it states that PO is often used as a buffer between residential and commercial or industrial uses. The proposed PO supports Administrative and Professional (A-P) Zoning classification, which is generally limited to business and medical offices. A-P adjacent to residential, often has less of an impact than other commercial uses, given they are generally closed in the evening and weekends.
5. The applicant is proposing approximately 77 acres of MDR, located on the south side of Mall Drive. The proposed MDR is mostly existing and only expanding to the east along Mall Drive. Generally, in the Little Valley area, commercial has been buffered by MDR and graduated out to LDR (Low Density Residential). According to the Little Valley Sub Area Plan 5.4 Policies for Development In Little Valley: 14. densities shall "feather", or transition, in a gradual pattern with higher densities in neighborhood centers. Given the commercial

at the intersection and the proposed location of MDR, the request is consistent with the Little Valley Sub Area Plan.

6. Floodplain & Erosion Hazard Issues: Currently, a portion of the property south of Mall Drive has the General Plan Land Use Category of FP (Open Space (OS) – Flood Plain) and is located within the 100 year floodplain boundary. The applicant is slightly modifying a portion of the OS that is not located in the floodplain. North of Mall Drive, portions of the property are located within the floodplain and has a Low Density Residential Designation. The applicant is proposing to change property located in the floodplain to OS. The OS designation for the floodplain is consistent with the General Plan goals regarding floodplains. The Erosion Hazard Boundary is located along the east portion of the property. Future projects will be required to mitigate the Erosion Hazard Boundary and provide protection against erosion.
7. Traffic Circulation: The extension of Mall Drive across the Virgin River and connecting to 3000 East Street in the Washington Fields area has made the subject property prime for development. Mall Drive and 3000 East are both mastered planned 4-5 lane arterial streets. Improvements will be built as development of the subject property proceeds.

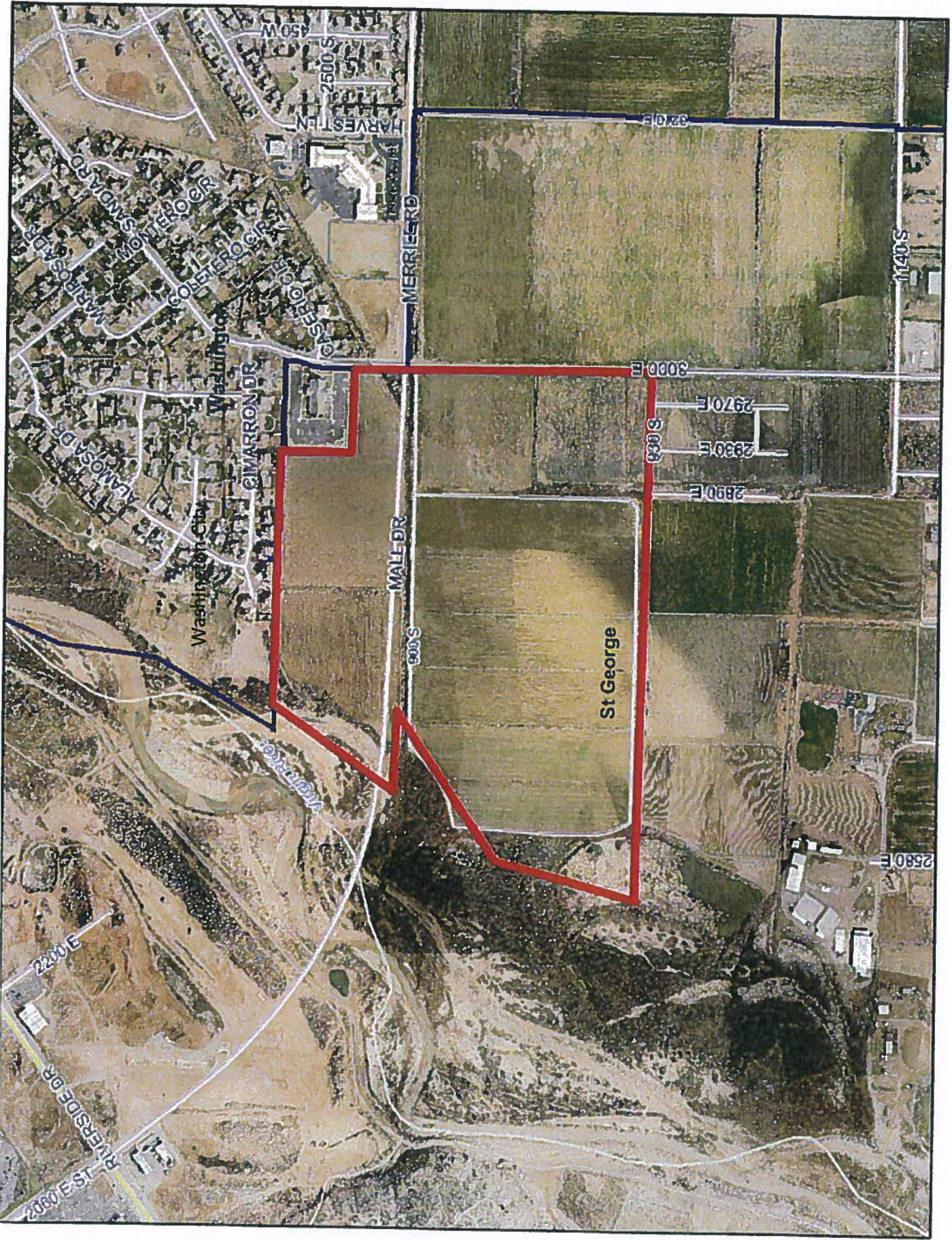
Planning Commission: The Planning Commission recommends approval.

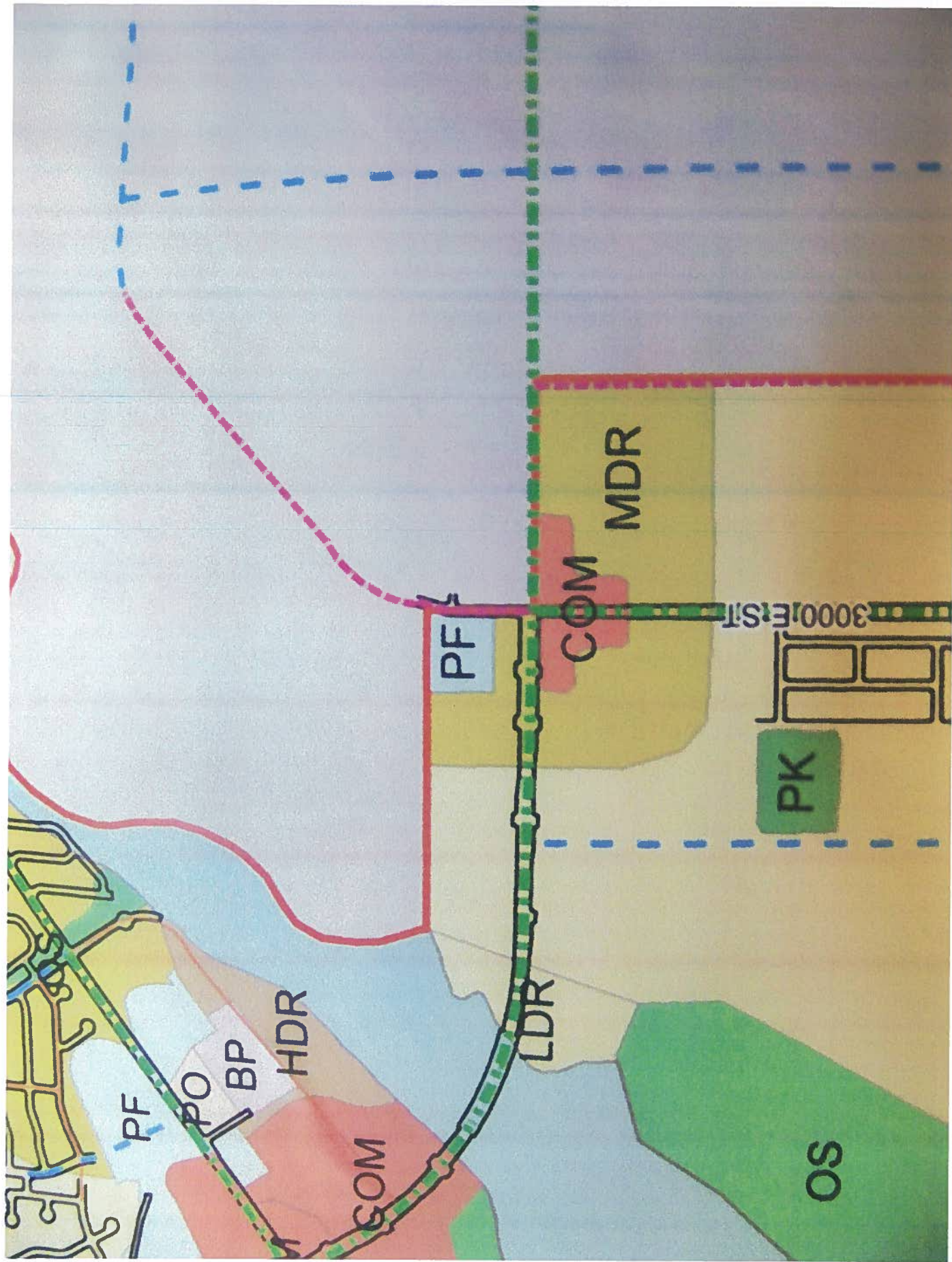
Current General Plan



Applicant Proposal



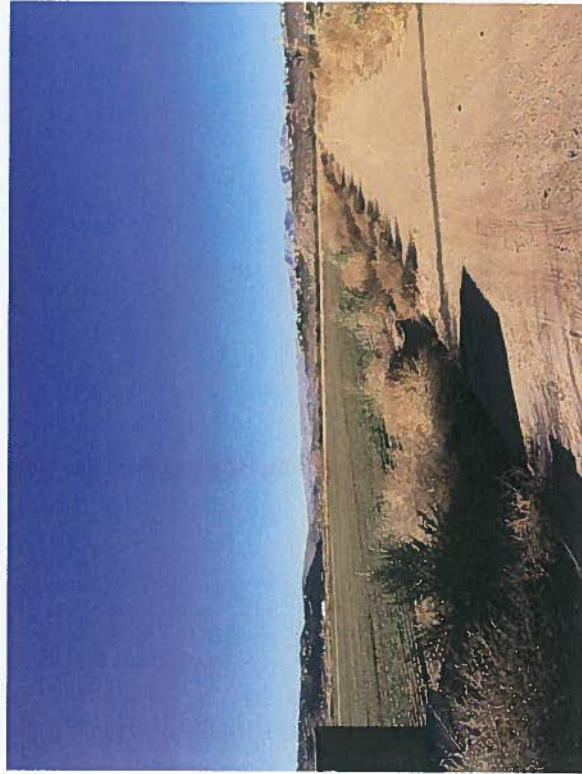
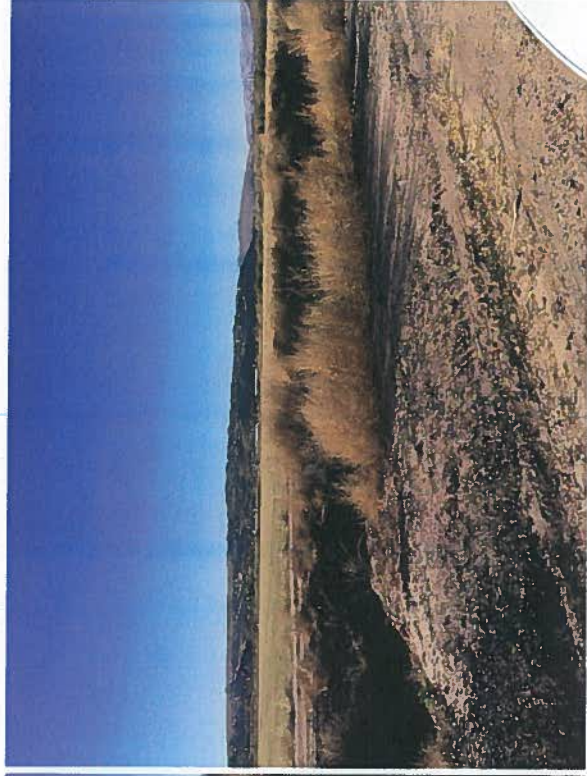
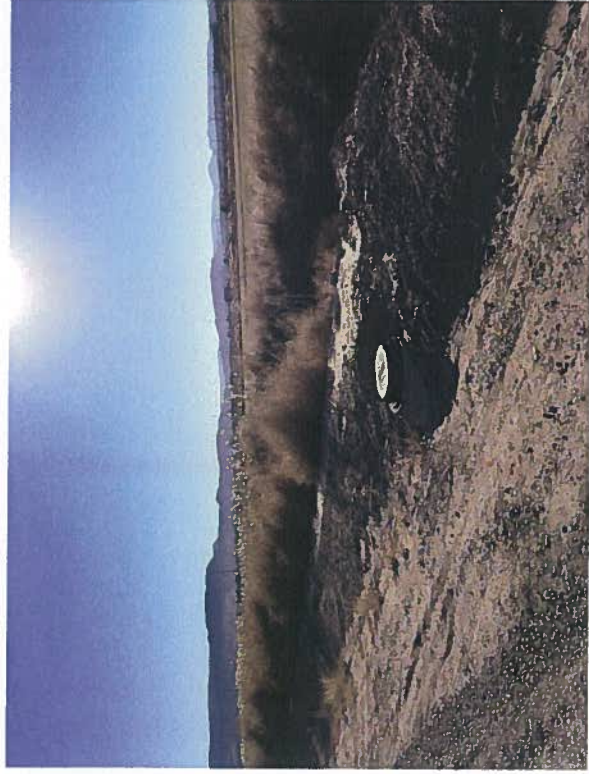


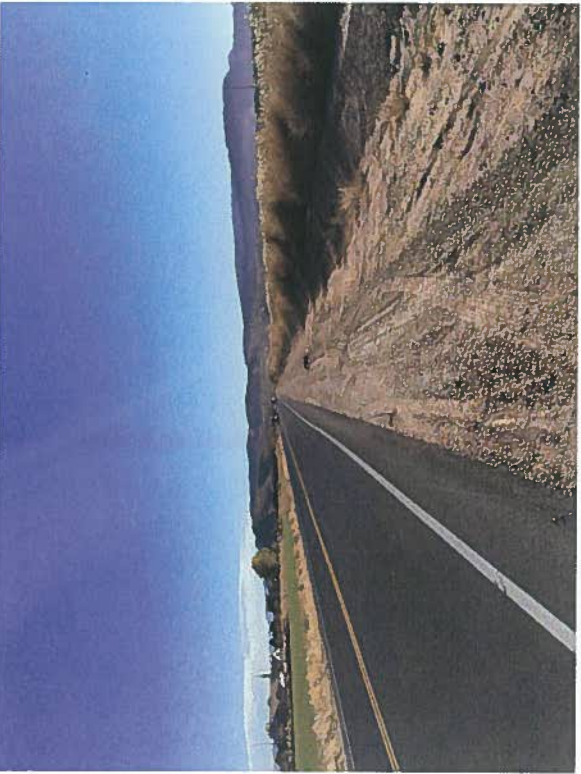
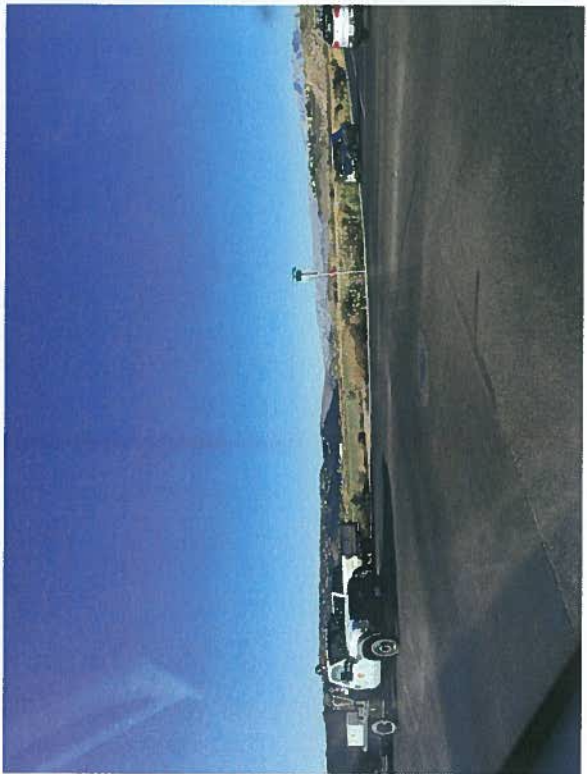
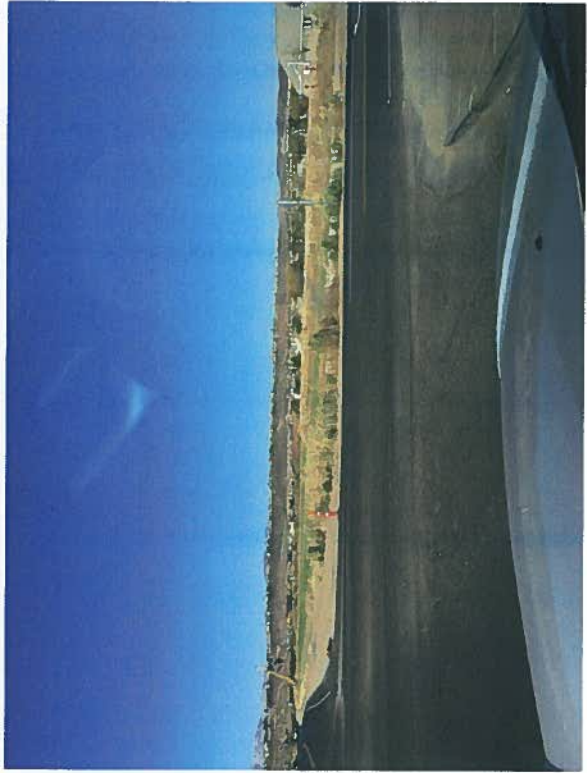


North of Mall Drive



South of Mall Drive





**GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST**



**ZONE CHANGE REQUESTS WHICH ARE NOT CONSISTENT WITH THE GENERAL PLAN
SHALL SUBMIT THIS APPLICATION TO THE COMMUNITY DEVELOPMENT DEPARTMENT**

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: Property Reserve, Inc.

MAILING ADDRESS: PO BOX 511196 SLC, UT 84151-1196

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: Suburban Land Reserve, Inc.
(If different than owner)

MAILING ADDRESS: 79 S. main st. Suite 500 SLC, UT 84111

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

CONTACT PERSON / REPRESENTATIVE: Dan McCay
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: _____

PHONE: (801) 321-7535 CELL: (801) 500-0400 FAX: _____

EMAIL ADDRESS(ES): dmccay@slreserve.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) Include a 24"x36" (Arch D - paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings. Fronting Mall Dr. between 3000 East & the Virgin River.

The General Plan Amendment becomes effective on the hearing date if approved by the City Council. **General Plan Amendment hearings are held only four (4) times per year (typically the 1st meeting of the month).** A meeting will be scheduled for a Planning Commission hearing in one of the following months: January, April, July, & October.

FOR OFFICE STAFF USE ONLY

CASE #: 2014-GPA-004 FILING DATE: 11/21 RECEIVED BY: [Signature] RECEIPT #: _____

*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? A-20
2. What is the current General Plan designation of the property or area? LDR, MDR, COM
3. What is the proposed General Plan designation for the property or area? HDR, MDR, COM
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) Increase Commercial area for commercial retail center and medical professional offices. Increase MDR to transition from commercial to surrounding LDR & proposed HDR along the Virgin River.
5. How will the proposed project affect adjoining properties? North: Single Family Residence. In Washington City. South: Existing field, general plan = LDR. East: 3000 East Street West: Virgin River
6. Total acreage of the proposed General Plan change: 121.6
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: Portions of the property lie within the 100 yr. flood plain. To the west portions of the property may be considered wetlands.
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No X
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.*
8. Will any Master Planned roads be affected by this General Plan Change? NO
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?
Yes _____ No X If yes, please explain: _____

10. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No _____

Please describe the projected demand for utility services: Existing utility infrastructures are in mail Dr. & 3000 East. Connections will be coordinated with construction plans.

III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT

(A COMPLETE GENERAL PLAN AMENDMENT APPLICATION MUST BE SUBMITTED A **MINIMUM 6 WEEKS** PRIOR TO A REGULARLY SCHEDULED PLANNING COMMISSION HEARING IN JANUARY, APRIL, JULY, & OCTOBER)

Development/Project Name (if applicable) _____
(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner Suburban Land Reserve Phone No. 801-321-7535
Contact Person/Representative Dan McRay Phone No. 801-560-0400
Licensed Surveyor (if applicable) _____ Phone No. _____

GENERAL PLAN AMENDMENT PROCEDURE

Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call* Community Development at 627-4206 to be scheduled for this meeting.

**Note: Call at least one day in advance to schedule.*

Step #2 Document Submission Checklist*

**Note: This application will be considered incomplete without the following documents*

- ☐ This General Plan Amendment application form completed and signed by all owners;
- ☐ Appropriate Filing Fee **Filing Fee:** \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- ☐ County ownership plat with the boundary of the proposed general plan amendment outlined;
- ☐ List of property owners within 500' feet and **two sets** of mailing labels;
- ☐ **Radius Map** of property owners within 500' feet;
- ☐ Site Plan showing the area to be changed highlighted – minimum size 24" x 36" (Arch D);
- ☐ 8-1/2" x 11" reduction of the site plan;
- ☐ An **electronic copy** (CD or E- mail) of the site plan in JPEG, TIFF or PDF format.

Step #3 Planning Commission and City Council Hearings

Planning Commission public hearings are heard on the 2nd and 4th Tuesday of the month at 5:00 p.m. The application, a site plan highlighting the area of the proposed change, and a County ownership Plat must be complete and submitted at least 6 weeks prior to the hearing. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing. City Council usually meets on the 1st and 3rd Thursdays of the month

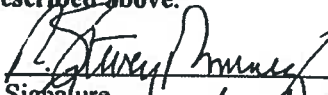

Hearing Dates:

Planning Commission _____
City Council Set Date _____
City Council Hearing Date _____
Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre **and** \$25 per acre 101-500 **and** \$10.00 per acre 501-plus

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) _____
(is)(are) the owner(s) _____
or (agent) of the following property(s) and request the General Plan Amendment change as described above.


Signature _____

Signature _____

Address _____

Address _____

Signature _____

Address _____

Signature _____

Address _____

Signature _____

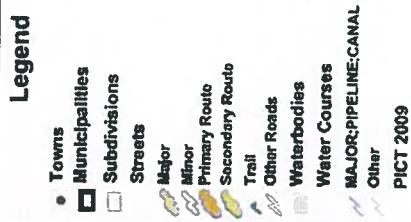
Address _____

Signature _____

Address _____

Attach additional sheets if necessary for additional owners.

Z:\Communit\GP Amendments\GP Application\General Plan Amendment Application_REV-04-30-2009.doc



A vertical scale bar with markings at 0, 1000, 2000, and 3000 ft. The markings are placed to the left of the bar, and the unit 'ft.' is at the top.

Map center: 1049167, 10004827

This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

- Washington County Recorder

DRAFTAgenda Item Number : **3B**

Request For Council Action

Date Submitted 2015-01-26 11:54:46**Applicant** Bloomington Country Club**Quick Title** Public Hearing, GPA and Ord from GC and OS to LDR

Subject To amend the General Plan from GC (Golf Course) and OS (Open Space) to LDR (Low Density Residential) on approximately 3.996 acres. The property is generally located at 3100 South on Bloomington Drive near the Driving Range. The proposal is to support the future development of residential properties.

Discussion The applicant is requesting to change the General Plan on portions of the golf course, in order to accommodate low density single family lots. Areas requested to be changed will not interfere with golf course operations. The LDR land use designation allows a single family density range of 2.1 to 4 dwelling units per acre. Planning Commission recommends approval.

Cost \$0.00

City Manager Recommendation Bloomington Country Club is requesting the opportunity to use open space property along the golf course for residential development. In the past there have been similar requests that have created concerns from existing residences about views, etc. Planning Commission recommended approval.

Action Taken**Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY GENERAL PLAN LAND USE MAP FOR
3.996 ACRES GENERALLY LOCATED AT 3100 SOUTH ON BLOOMINGTON DRIVE
NEAR THE BLOOMINGTON COUNTRY CLUB AND DRIVING RANGE**

WHEREAS, the applicant / property owner has requested a change to the General Plan Land Use Map for property generally located at 3100 South on Bloomington Drive near the Bloomington Country Club and Driving Range from GC (Golf Course) and OS (Open Space) to LDR (Low Density Residential); and

WHEREAS, the City Council held a public hearing on the requested change to the Land Use Map on February 5, 2015; and

WHEREAS, the Planning Commission recommends approval of the General Plan Land Use Map change as requested, and

WHEREAS, the City Council has determined that a change to the General Plan Land Use Map is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The General Plan Land Use Map is hereby amended by changing the land use designation from GC (Golf Course) and OS (Open Space) to LDR (Low Density Residential) as indicated in Exhibit 'A' attached.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 5th day of February, 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

EXHIBIT "A"



General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 01/13/2015
CITY COUNCIL SET DATE: 01/22/2015
CITY COUNCIL MEETING: 02/05/2015

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Bloomington Golf Course

Case No. 2014-GPA-008

Request: To amend the General Plan from GC (Golf Course) and OS (Open Space) to LDR (Low Density Residential) on approximately 3.996 acres. The property is generally located at 3100 South on Bloomington Drive near the Driving Range. The proposal is to support the future development of residential properties.

Applicant: Bloomington Country Club

Representative: Reid Pope, L.R. Pope Engineering

Area: Approx. 3.996 acres

Property: Three (3) separate parcels are proposed to be designated for low density residential use and are located in close proximity to each other off of Bloomington Drive near the Club House and Driving Range (*at approximately 3100 South Bloomington Drive*).

Current Zones: OS (Open Space)

Current General Plan: GC (Golf Course) and OS (Open Space)

Proposed General Plan: LDR (Low Density Residential)

Process: The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.

Comments:

1. The Country Club has identified portions of the Golf Course which are deemed no longer necessary for golf course operation and which could be converted into residential land use.
2. The City's General Plan, Section 6 "Land Use" (# 6.2.1 "General Land Use Policies") and 6.3 "Residential Land Use" appears to be in harmony and supportive of this proposal.

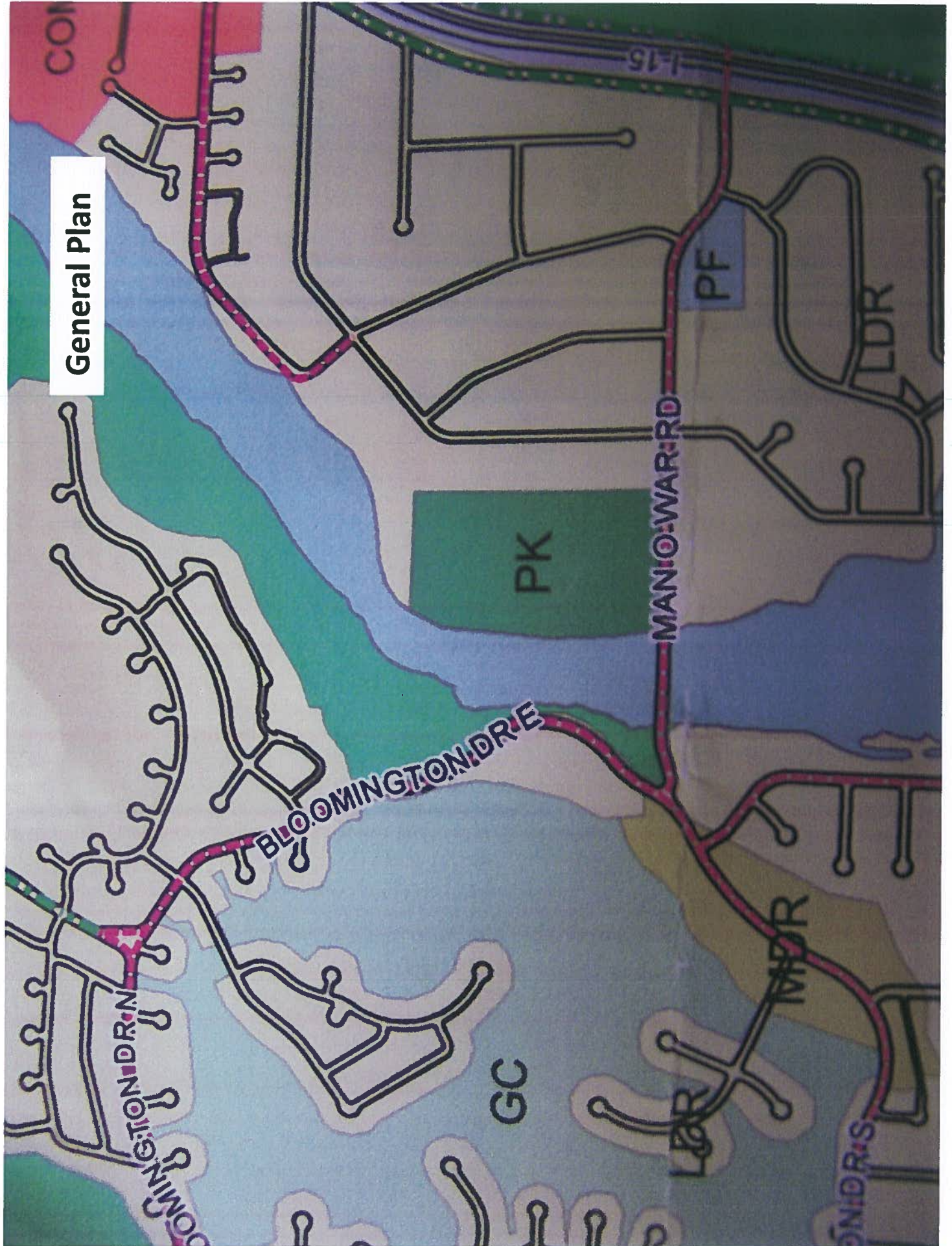
3. LDR (Low Density Residential) allows a density range of 2.1 to 4 dwelling units per acre.
4. Floodplain & Erosion Hazard Issues: It appears that the proposed properties will be located outside of the floodway and 100 year flood boundary (see graphics).
5. Traffic circulation: This is a General Plan Amendment, and if approved the applicant will need to return in the future with a zone change. After a zone change, the future developer will need to submit a Preliminary Plat and then a Final Plat. Once a future plat is submitted, then acceptable traffic access onto Bloomington Drive will need to be discussed and determined by the City's Traffic Engineers.

P.C.: The planning Commission recommends approval.

Zoning



General Plan



General Plan
Changes
Requested



| NO. | DATE | BY | APP'D | REVISION DESCRIPTION |
|-----|------|----|-------|----------------------|
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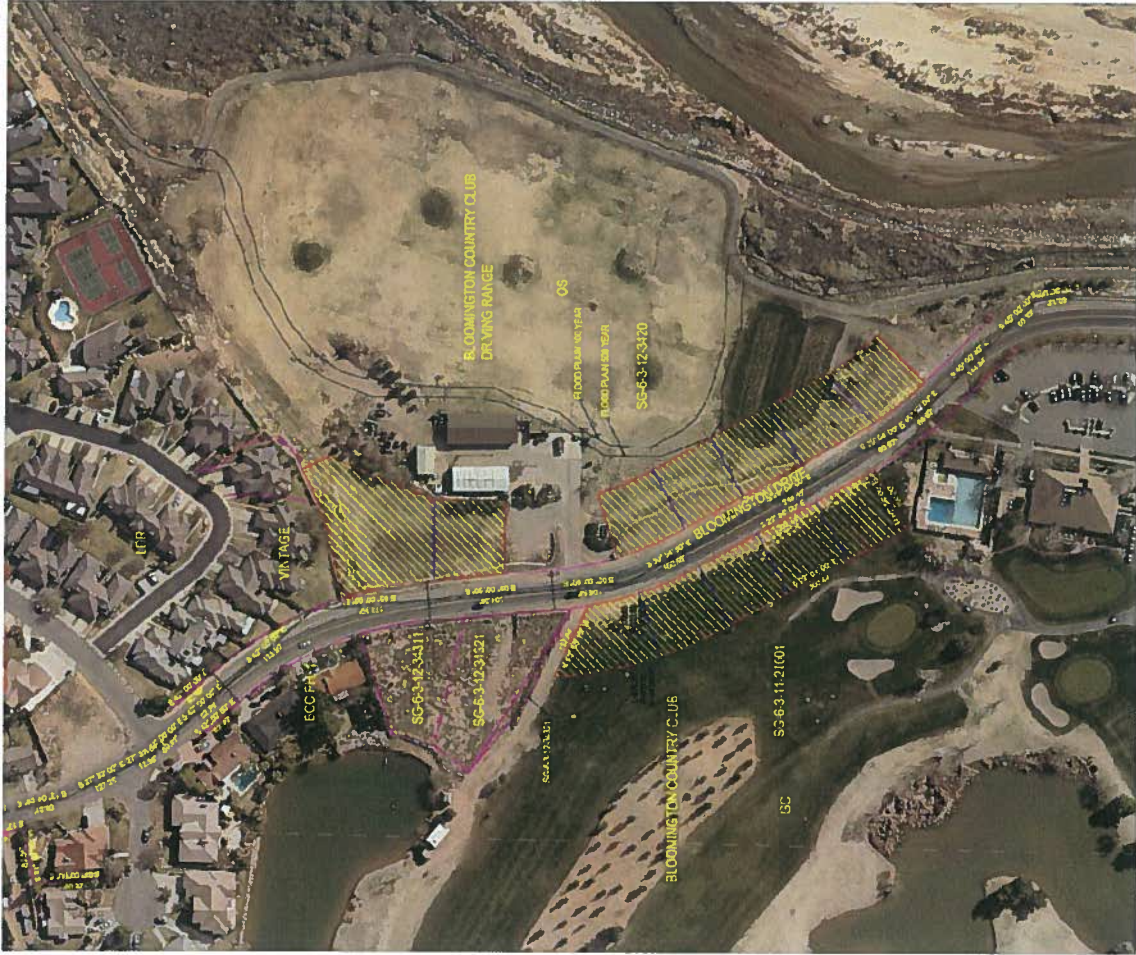
BLOOMINGTON COUNTRY CLUB
GENERAL PLAN ADMENDMENT
SITE PLAN

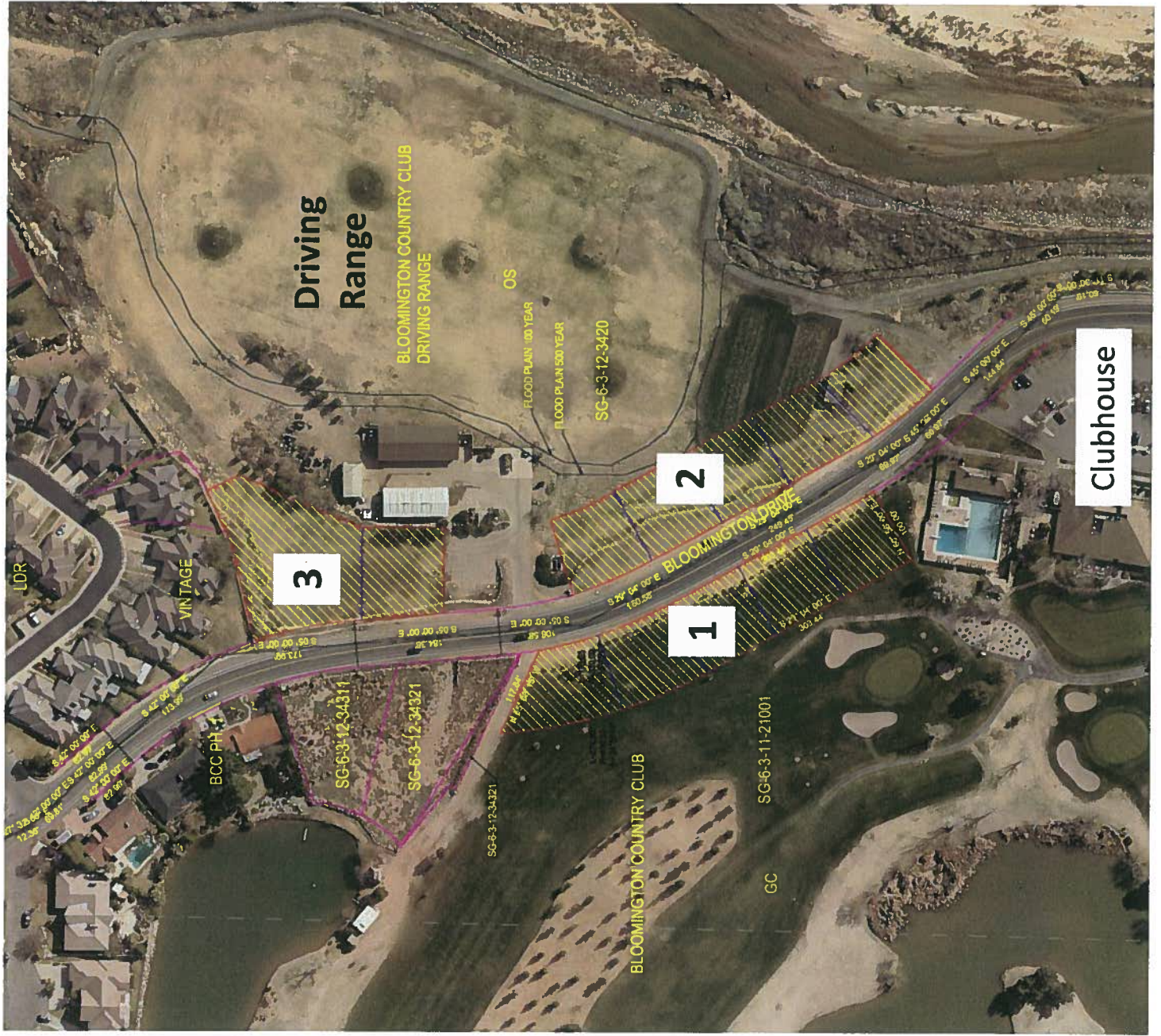
DESIGN BY
 DATE: DEC. 7, 2014
 PROJECT NO.: 12345

SCALE: 1" = 100'
 SHEET NO.: 11-107
 SHEET NUMBER

C0.00

PROPOSED GENERAL
 PLAN ADMENDMENT TO
 LDR





Driving
Range

BLOOMINGTON COUNTRY CLUB
DRIVING RANGE

OS

FLOOD PLAIN 100 YEAR

FLOOD PLAIN 500 YEAR

SG-6-3-12-3420

Clubhouse

2

1

3

BLOOMINGTON COUNTRY CLUB

SG-6-3-11-21001

GC

SG-6-3-12-34311

SG-6-3-12-34321

SG-6-3-12-34321

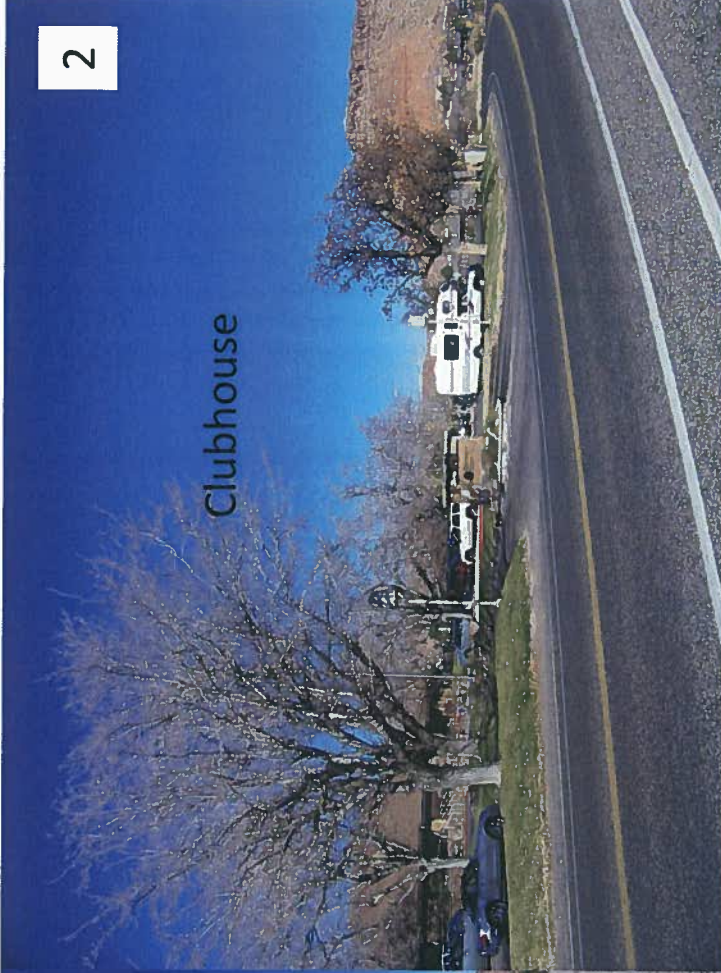
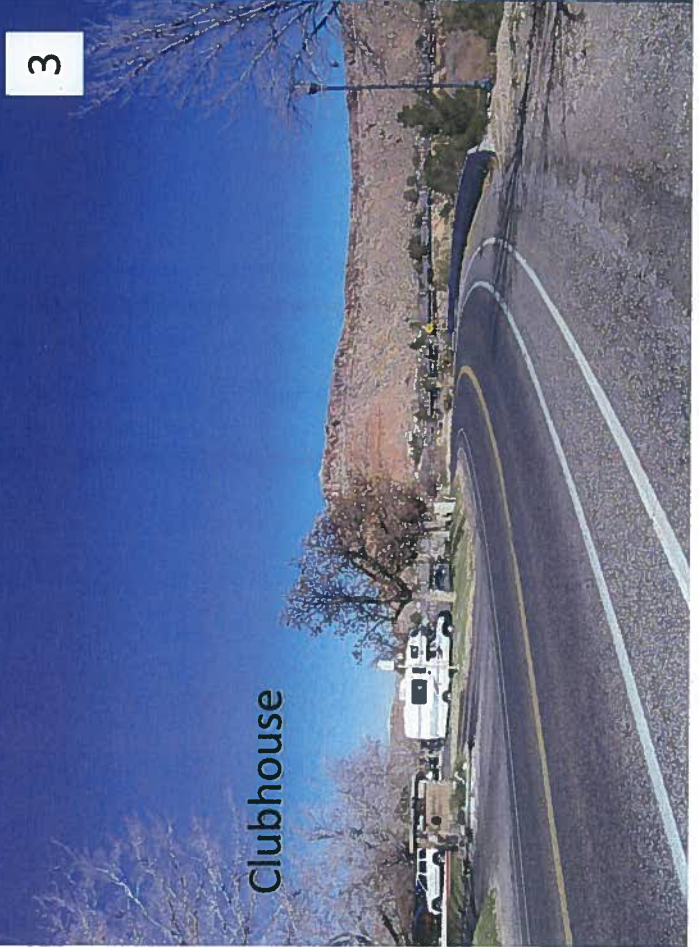
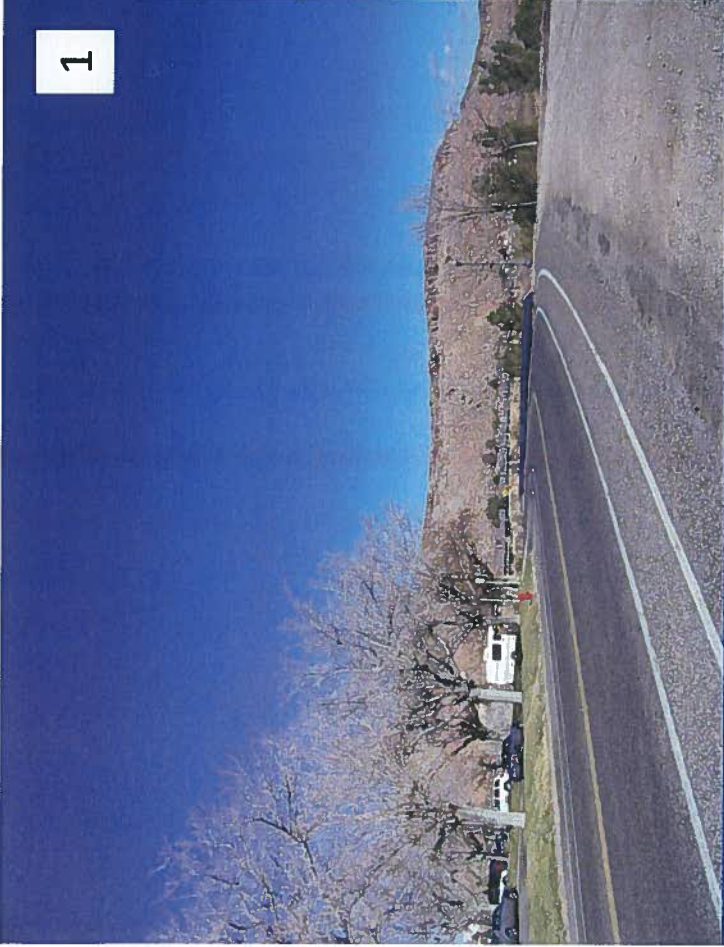
BCC PH 1

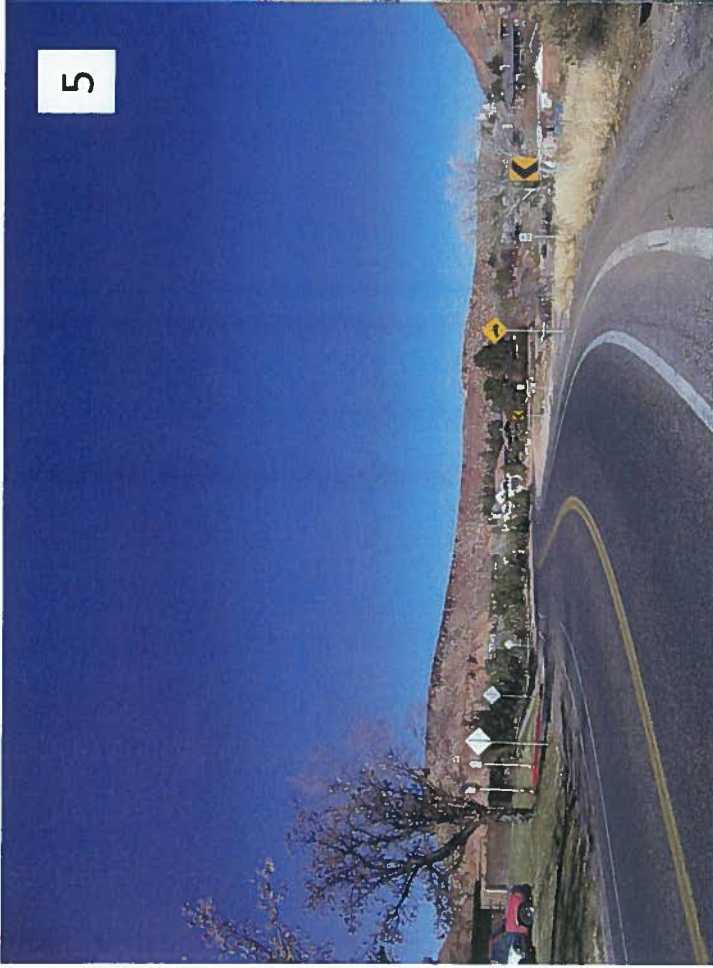
VINTAGE

LDR

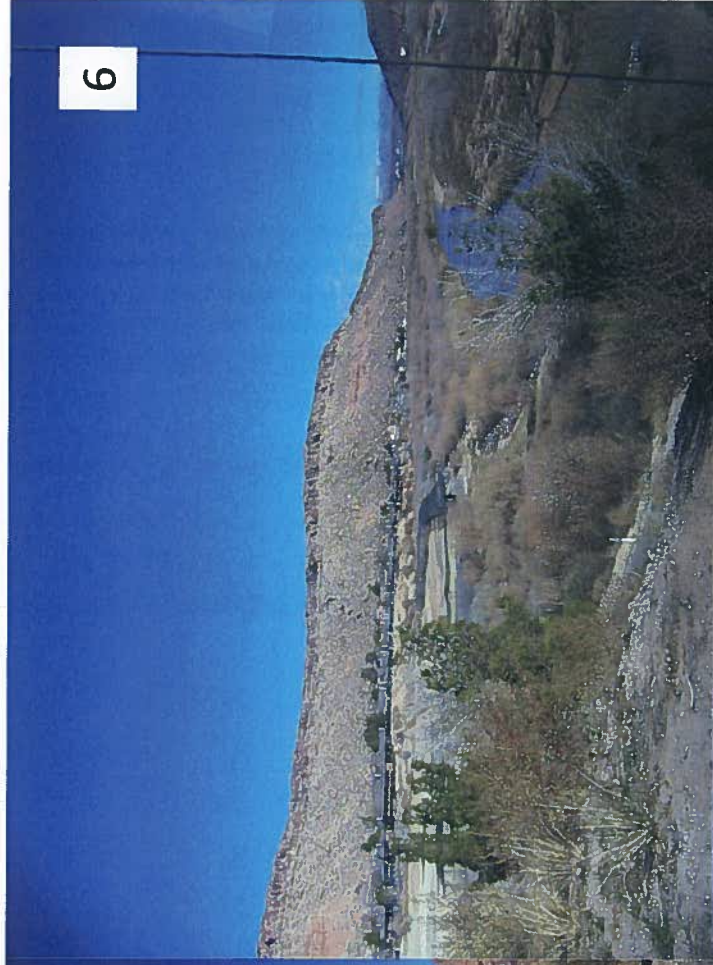




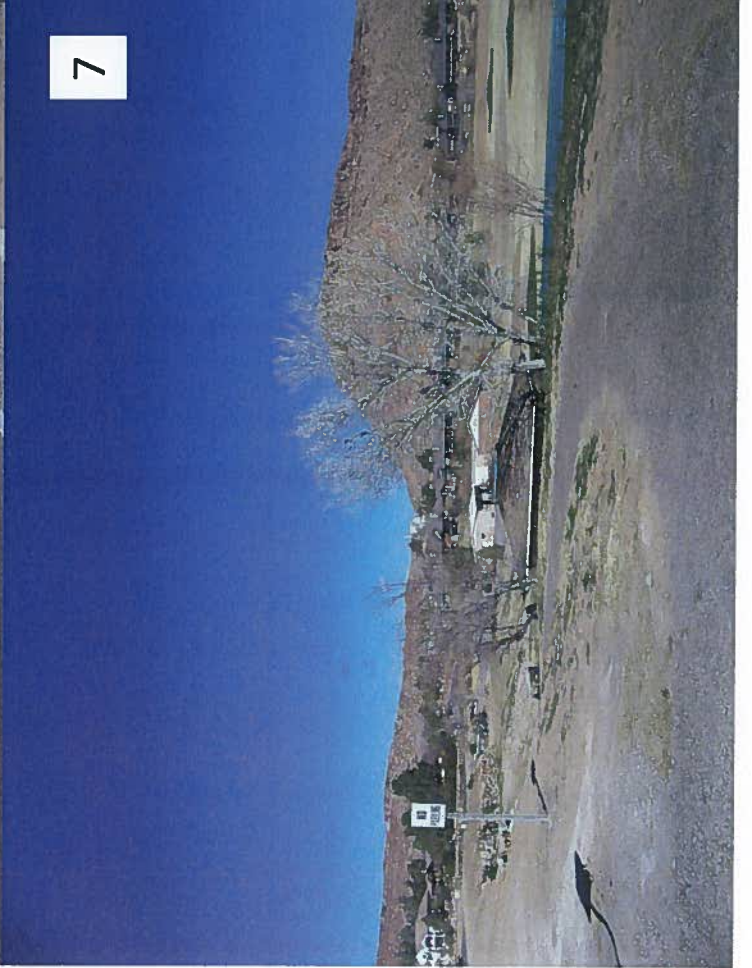




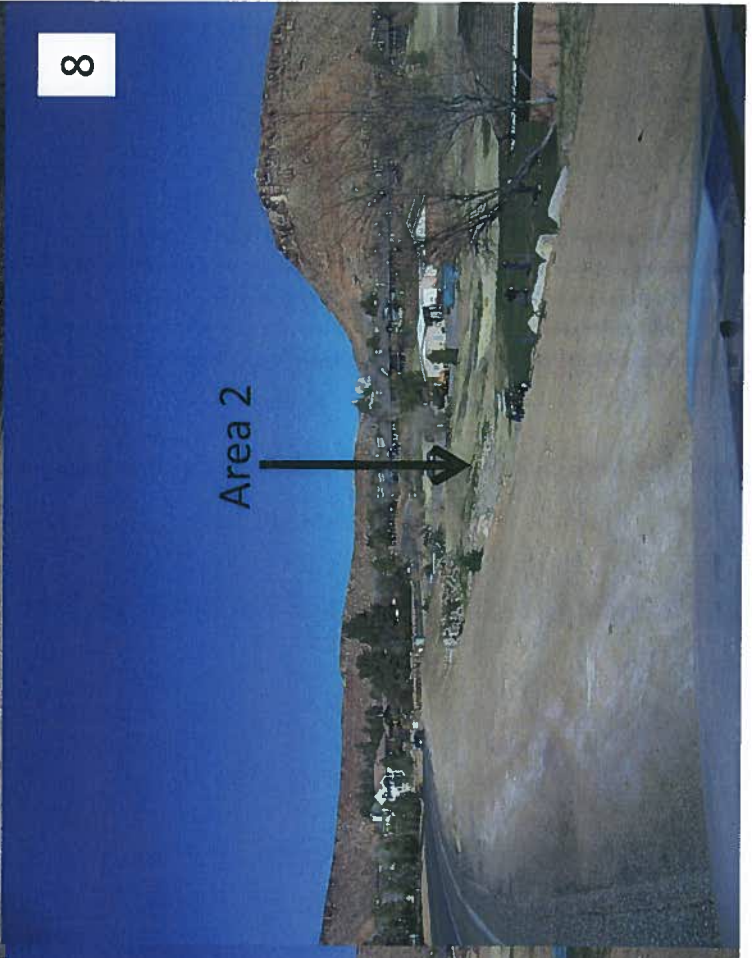
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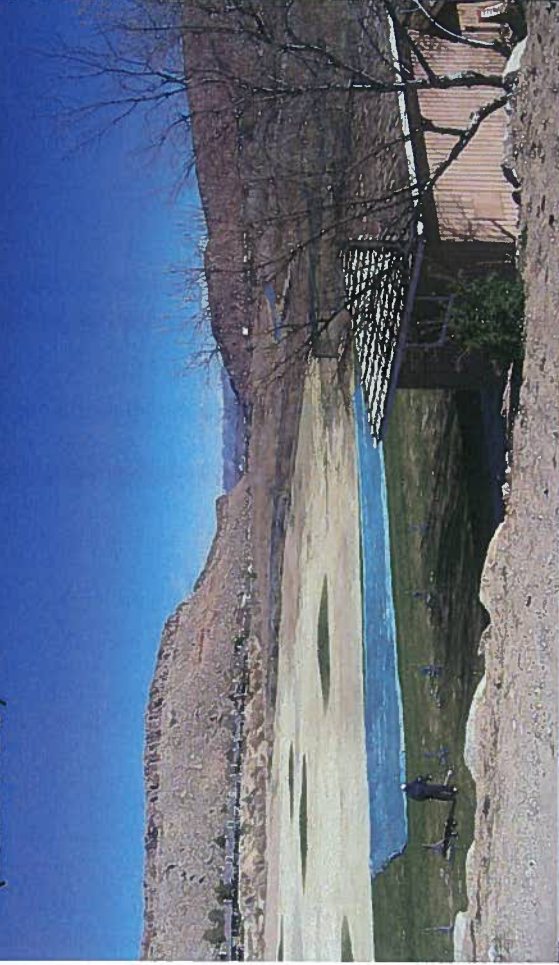


8

Area 2

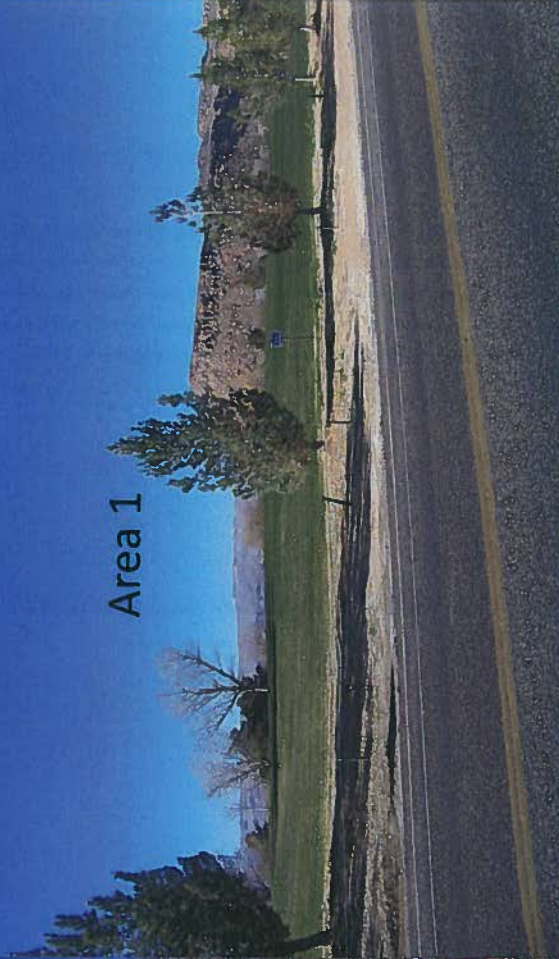
Existing Driving Range
(East side)

9



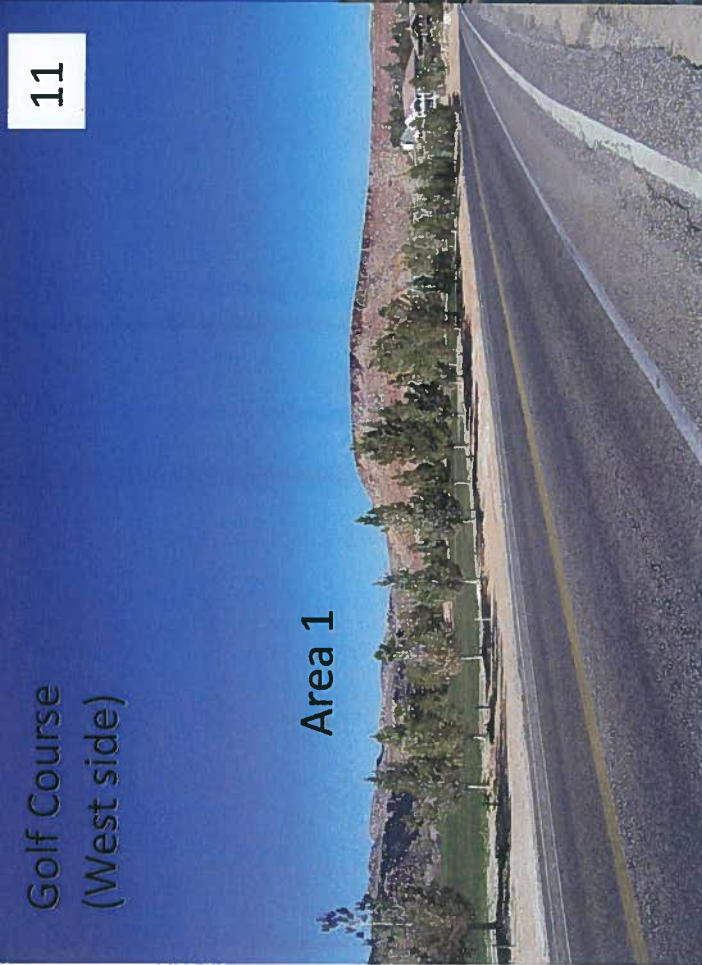
Golf Course
(West side)

10



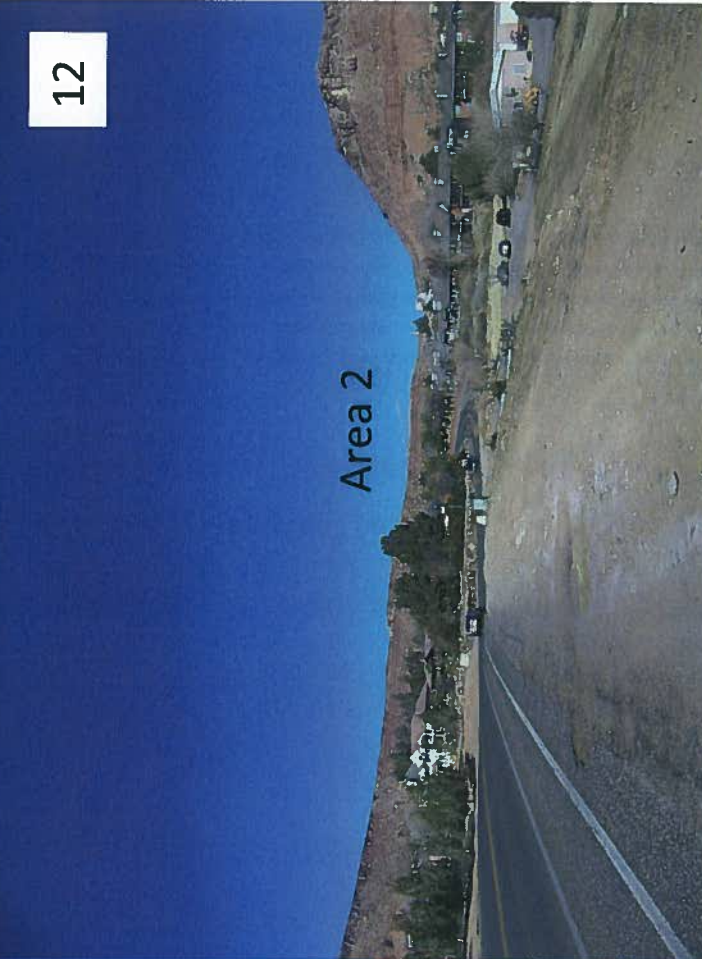
Golf Course
(West side)

11



Area 1

12



Area 2

Golf Course
(West side)

13

← Area 1 →

Golf Course
(West side)

14

(East side)

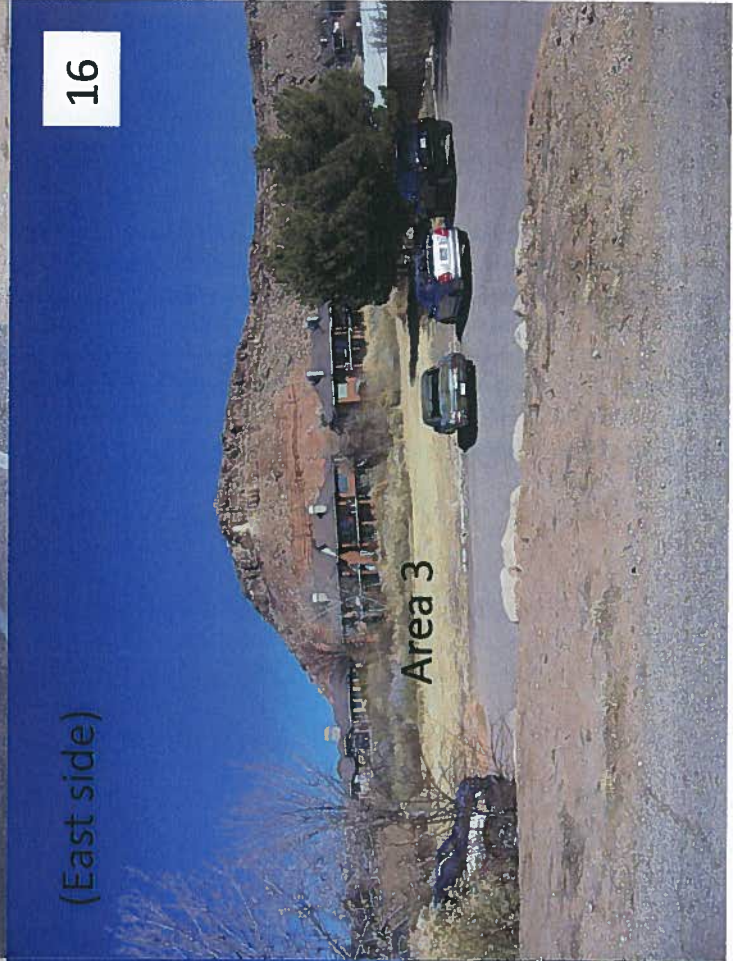
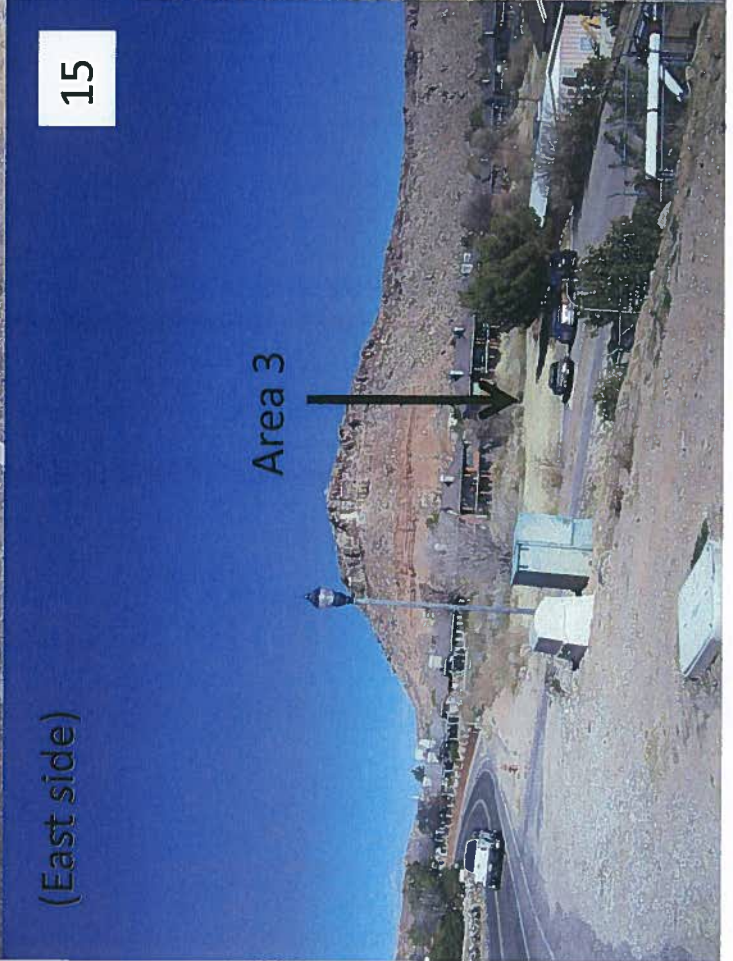
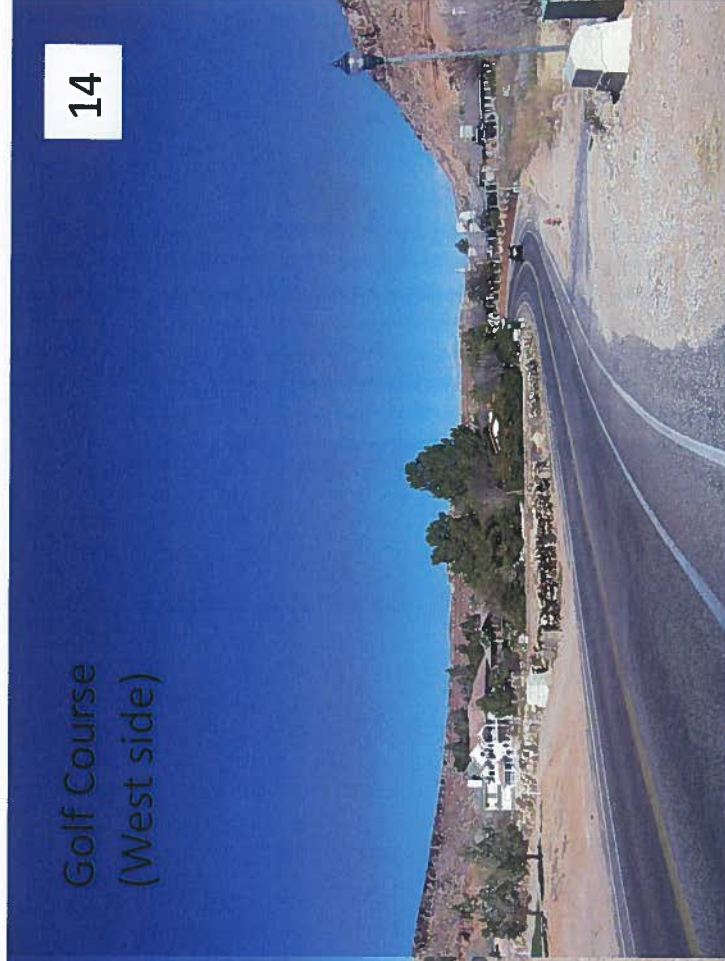
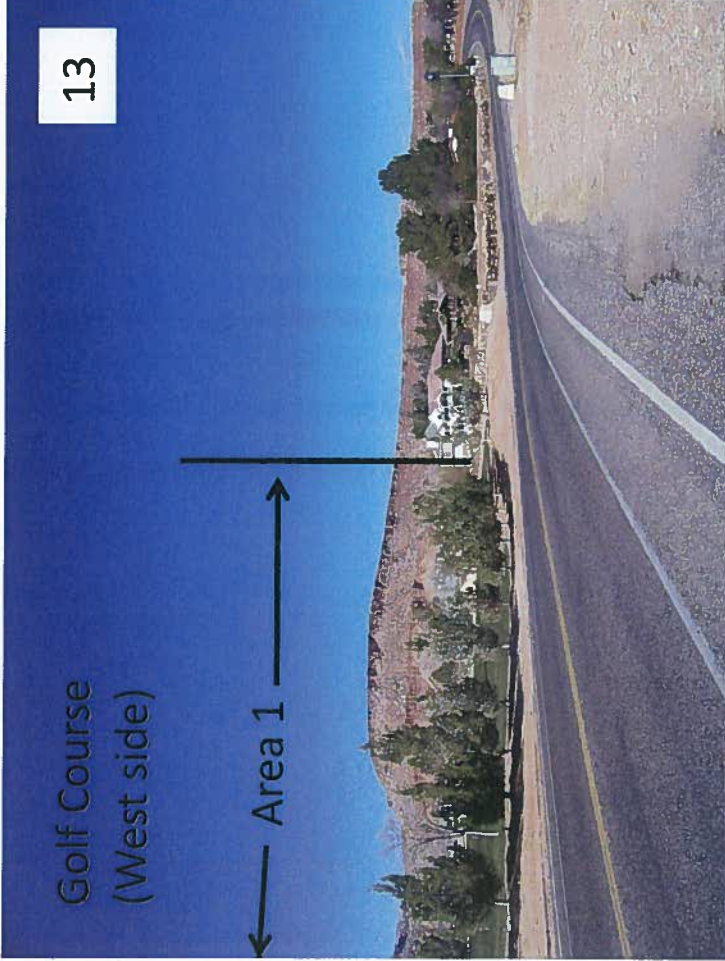
15

Area 3

(East side)

16

Area 3



DRAFTAgenda Item Number : **3C**

Request For Council Action

Date Submitted 2015-01-26 12:04:57**Applicant** Mr. Logan Blake, Development Solutions Group, Inc**Quick Title** Public Hearing, Zone Change and Ord from OS and A-1 to RE-20**Subject** To rezone from OS (Open Space) and A-1 (Agricultural) to RE-20 (Residential Estate 20,000 sq. ft. minimum lot size).**Discussion** The applicant is requesting a zone change to accommodate a single family residential subdivision. The requested application is located out of the floodplain. However, portions of the property are within the Erosion Hazardous Boundary and will be required to be mitigated prior to development. Planning Commission recommends approval.**Cost** \$0.00**City Manager Recommendation** Another development in Little Valley area. Located adjacent to the Ft. Pearce wash and will require erosion hazard improvements when development occurs. Planning Commission recommends approval.**Action Taken****Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM OS AND A-1 TO RE-20 ON 14.01 ACRES

WHEREAS, the property owner has requested a zone change on 14.01 acres from OS (Open Space) and A-1 (Agricultural) to RE-20 (Residential Estate 20,000 square foot minimum lot size); and

WHEREAS, the City Council held a public hearing on this request on February 5, 2015; and

WHEREAS, the Planning Commission recommends approval of the requested zone change; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from OS and A-1 to RE-20 on 14.01 acres generally located 3900 South and Bentley Road, and more specifically described on the attached property legal description, Exhibit "A".

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 5th day of February, 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

TAYLOR PARCEL ZONE CHANGE

BEGINNING AT THE NORTHWEST CORNER OF MEADOW VALLEY FARMS - PHASE 8 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 01°09'50" WEST 915.21 FEET ALONG THE SECTION LINE AND WEST 1990.81 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID MEADOW VALLEY FARMS - PHASE 8 SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) SOUTH 24°08'39" WEST 18.34 FEET TO THE POINT OF CURVATURE OF A 210.50 FOOT TANGENT CURVE TO THE LEFT; AND (2) SOUTHWESTERLY 16.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 4°33'32"; THENCE LEAVING SAID BOUNDARY SOUTH 01°09'55" WEST 500.78 FEET; THENCE NORTH 88°56'06" WEST 634.69 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 16; THENCE NORTH 01°10'00" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 170.05 FEET TO THE SIXTEENTH SECTION LINE; THENCE NORTH 88°48'50" WEST ALONG SAID SIXTEENTH SECTION LINE, A DISTANCE OF 496.46 FEET; THENCE NORTH 20°40'44" EAST 15.31 FEET; THENCE NORTH 14°42'39" EAST 184.63 FEET; THENCE NORTH 24°02'56" EAST 72.21 FEET; THENCE NORTH 24°02'54" EAST 105.66 FEET; NORTH 24°02'28" EAST 19.11 FEET; THENCE NORTH 24°02'44" EAST 72.86 FEET; THENCE NORTH 21°02'34" EAST 119.79 FEET; THENCE NORTH 49°33'06" EAST 39.00 FEET; THENCE SOUTH 76°25'01" EAST 51.26 FEET; THENCE SOUTH 75°45'24" EAST 402.52 FEET; THENCE SOUTH 75°36'25" EAST 401.33 FEET; THENCE SOUTH 80°00'32" EAST 24.32 FEET; THENCE SOUTH 1°11'37" WEST 24.18 FEET; THENCE NORTH 73°50'37" EAST 28.20 FEET; THENCE NORTH 64°21'37" EAST 8.54 FEET; THENCE SOUTH 75°01'53" EAST 30.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 614,426 SQ. FT. (14.105 ACRES) MORE OR LESS

Zone Change

PLANNING COMMISSION AGENDA REPORT: 01/13/2015
CITY COUNCIL SET DATE: 01/22/2015
CITY COUNCIL MEETING: 02/05/2015

ZONE CHANGE

Meadow Valley Farms Ph 9
Case No. 2014-ZC-017

Request: To rezone from OS (Open Space) and A-1 (Agricultural) to RE-20 (Residential Estate 20,000 sq. ft. minimum lot size).

Applicant: Development Solutions Group, Inc

Representative: Mr. Logan Blake

Area: 14.01 acres

Current Zone(s): OS & A-1

General Plan: LDR (up to 4 du/ac)

Location: Located at approximately 3900 South and Bentley Road.

Adjacent zones: North: A-1 & OS
East: RE-20
South: OS & RE-20
West: OS & M-1

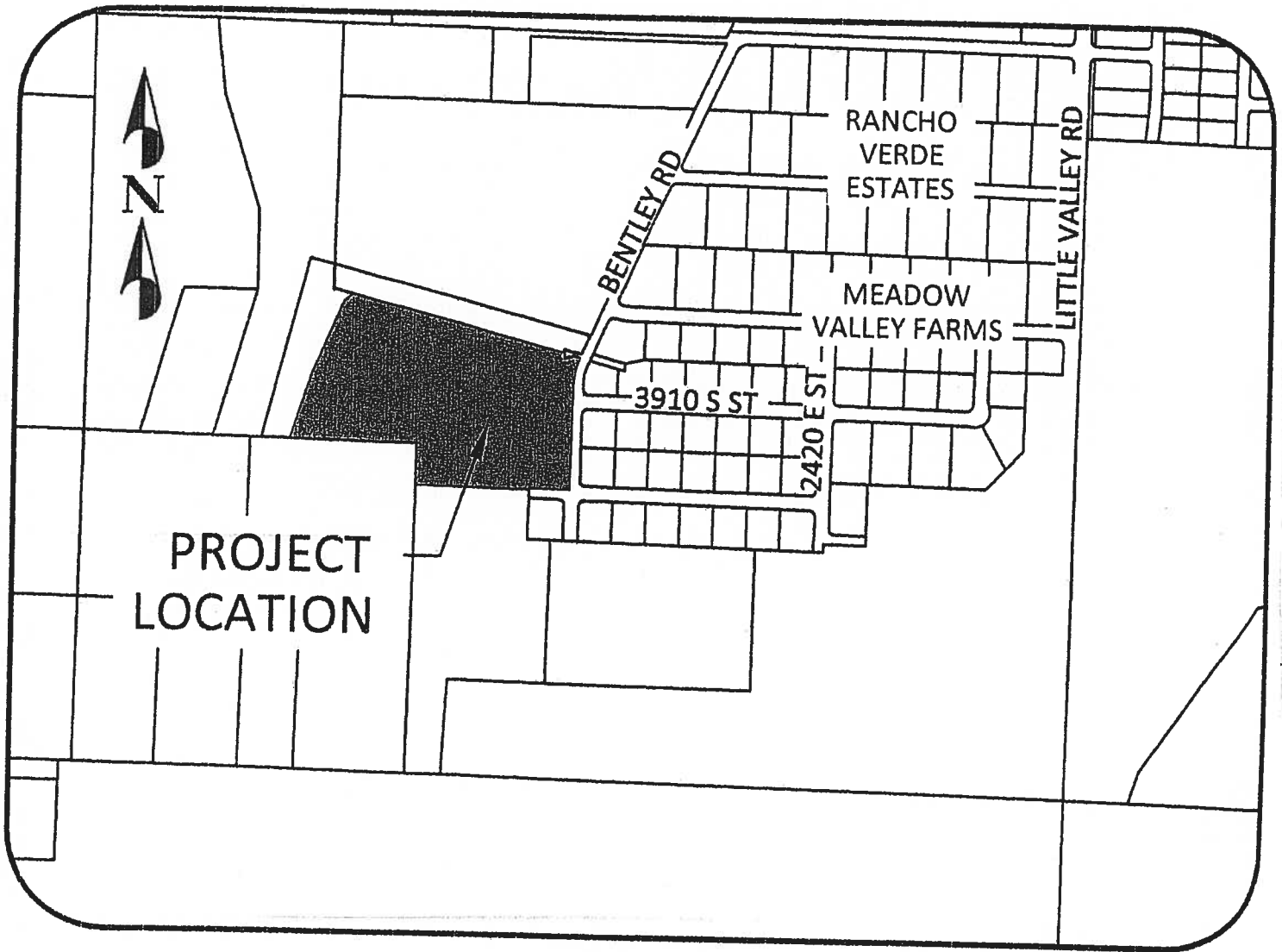
Project: This zone change if approved would allow for the future submittal of a preliminary plat for a residential subdivision plat.

PSR: December 2, 2014

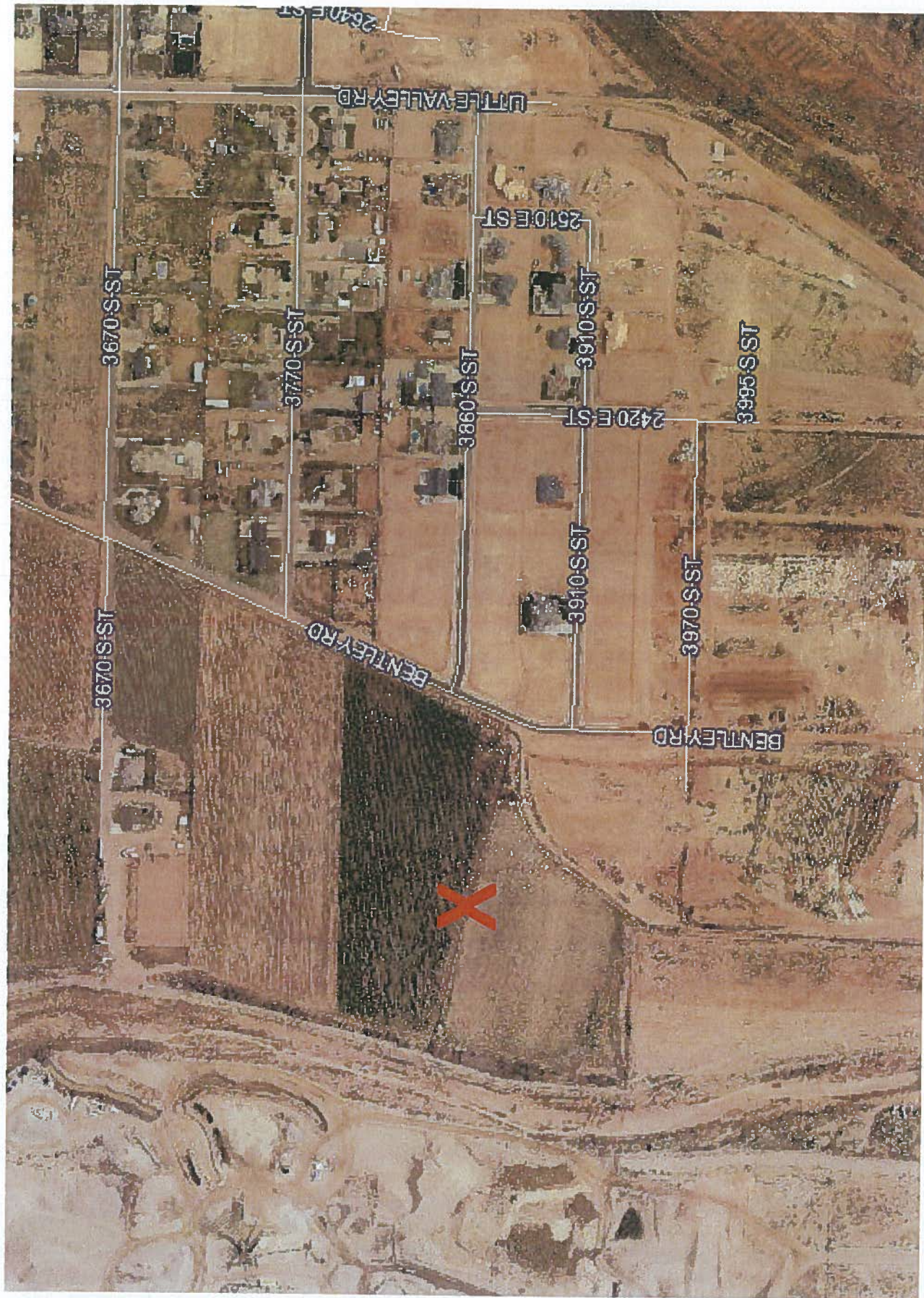
Notice: Notice letters were sent to property owners within a 500 ft. radius and notice was posted in four (4) public places [on the City website, State website, and on two (2) bulletin boards in the City].

Comments: Staff finds that this change is in harmony with the current General Plan of this area and Staff recommends approval.

P.C.: The Planning Commission recommends approval.

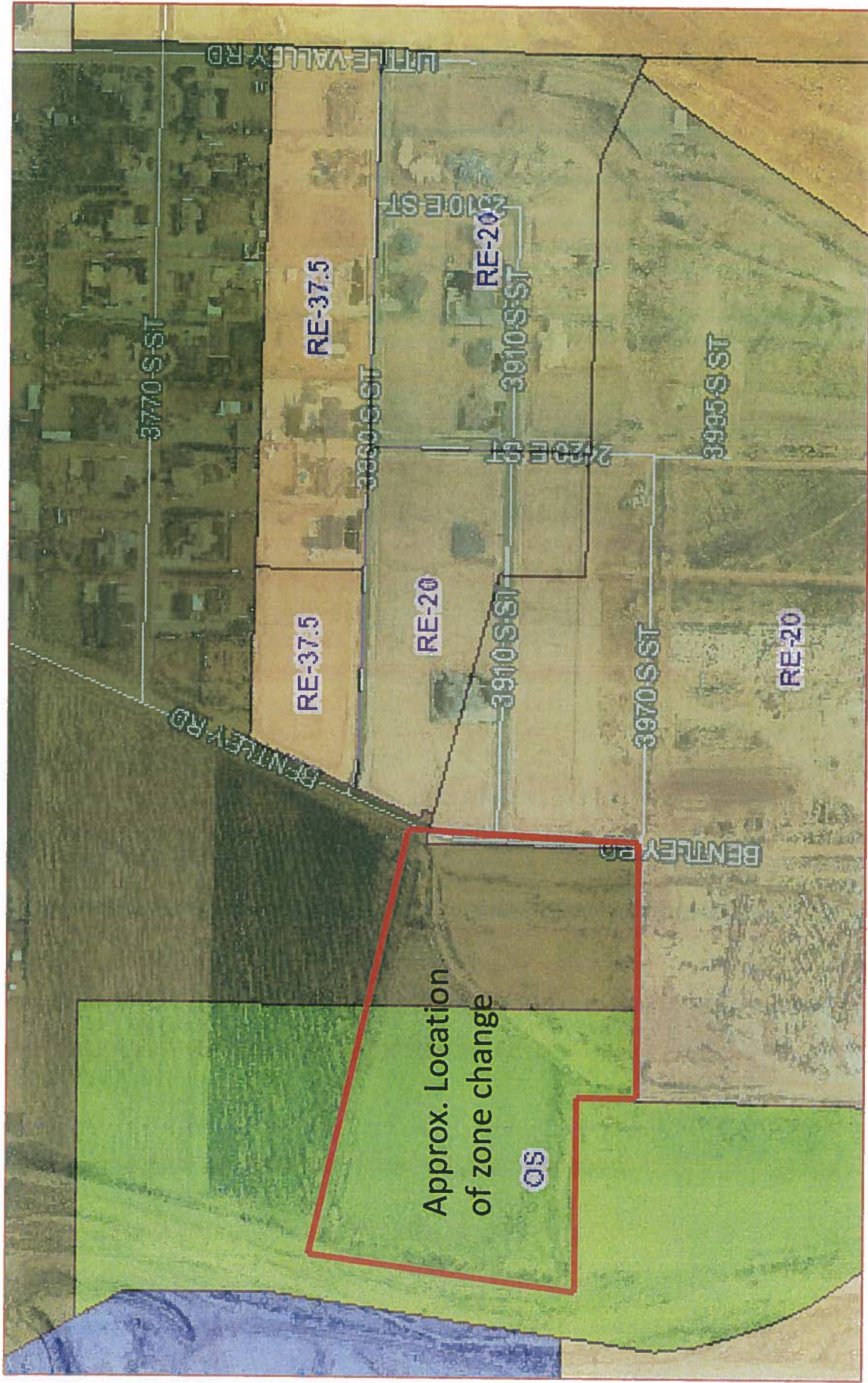


VICINITY MAP

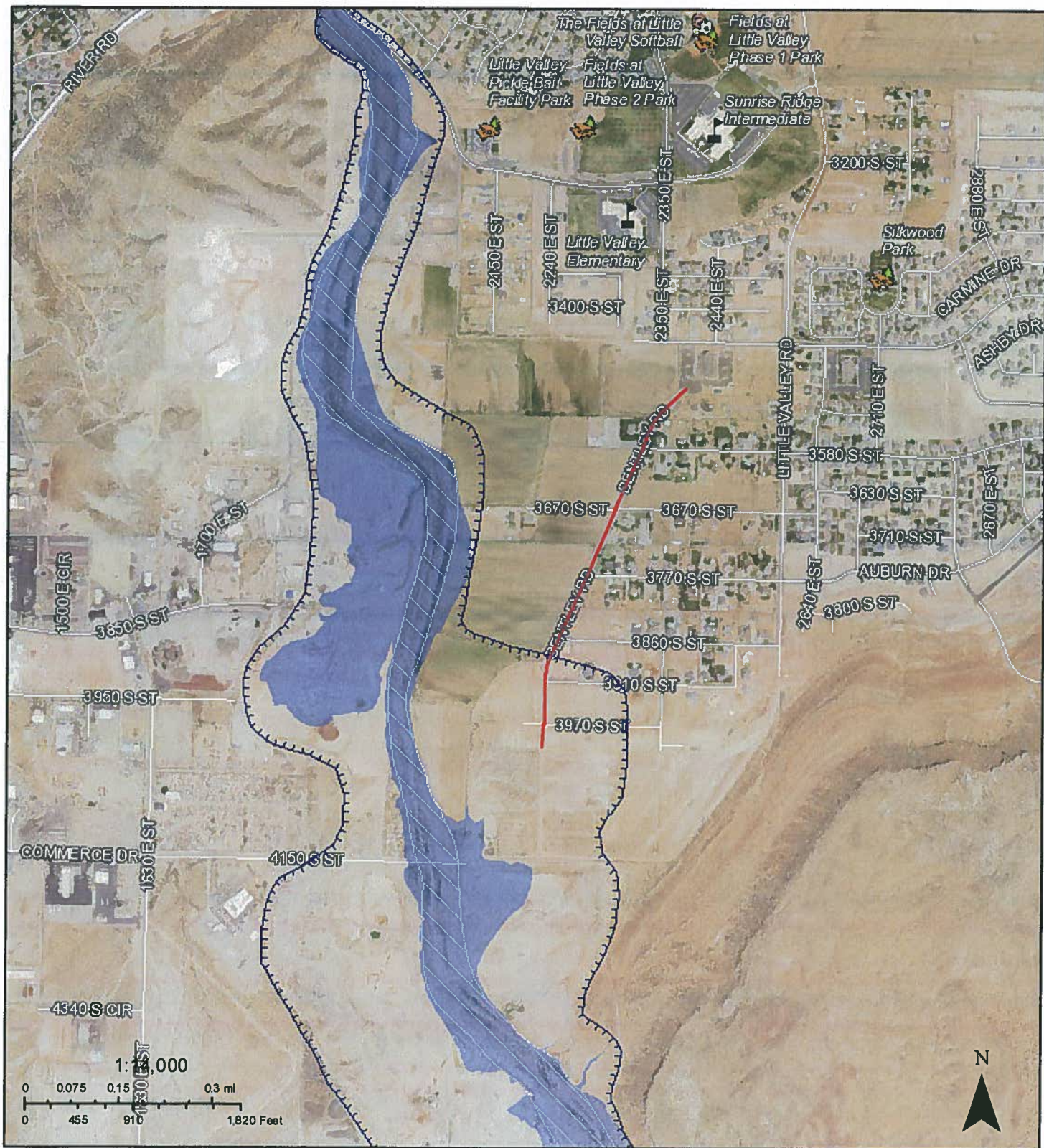




Zoning



Zoning



Flood Hazard / Floodway / 100 Yr Flood

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

January 14, 2015

EXISTING PROPERTY LINE
STREET CENTERLINE

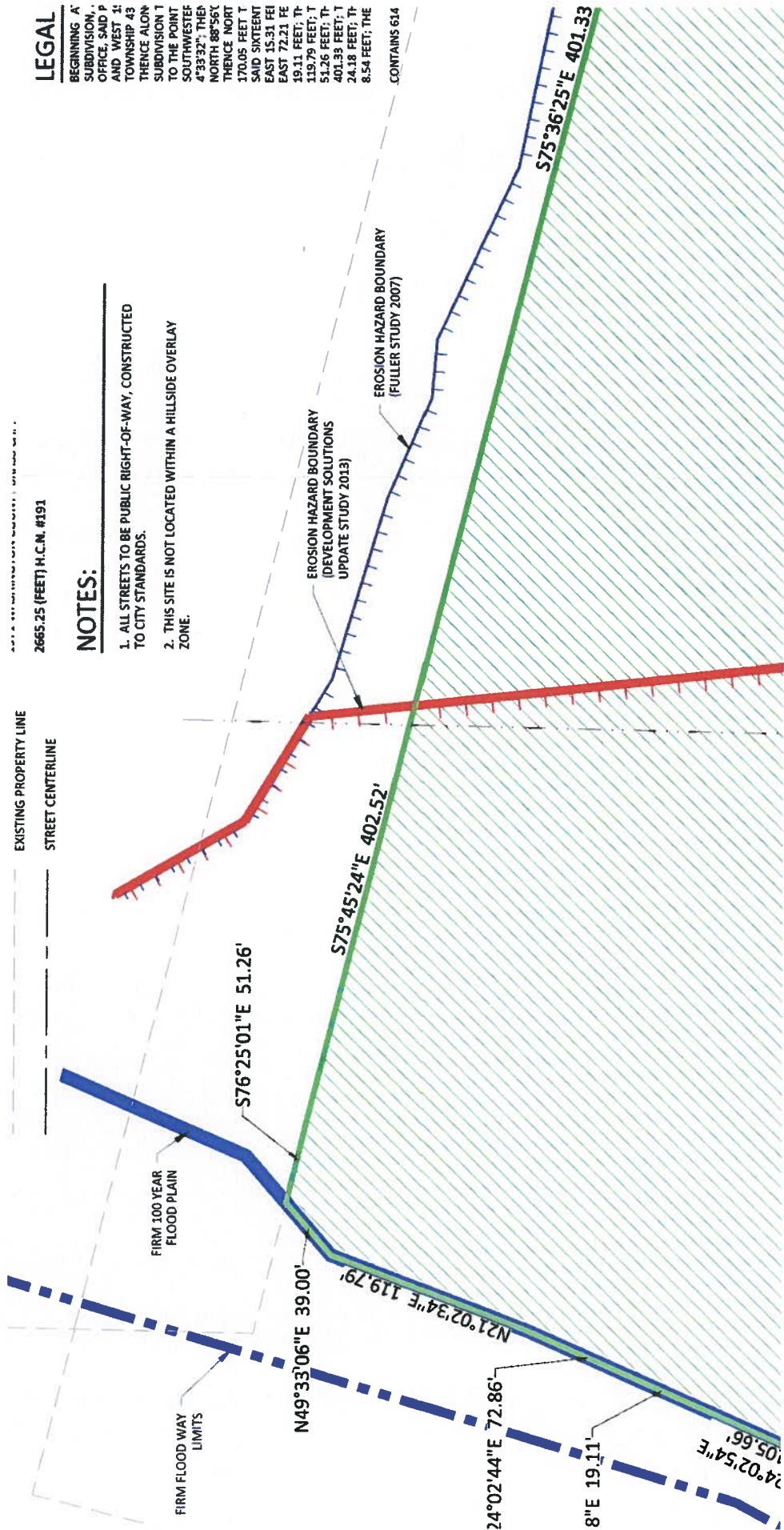
2665.25 (FEET) H.C.M. #191

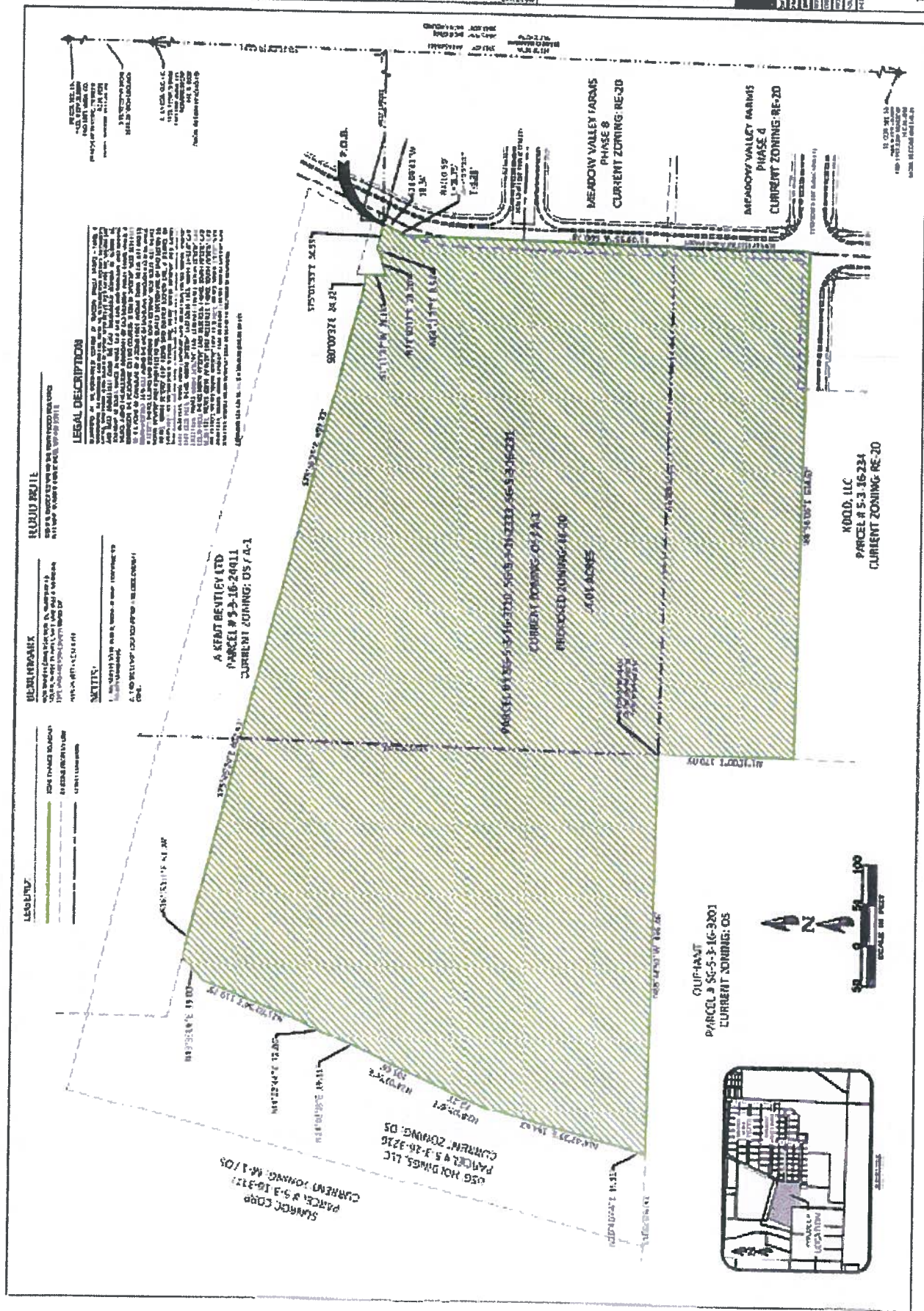
LEGAL

BEGINNING AT
SUBDIVISION,
OFFICE, SAID P
AND WEST 31
TOWNSHIP 43
THENCE ALON
SUBDIVISION 1
TO THE POINT
SOUTHWESTER
4°33'32" THEP
NORTH 88°56'
THENCE NORT
170.05 FEET T
SAID SIXTEENT
EAST 15.31 FE
EAST 72.21 FE
19.11 FEET; T
119.79 FEET; T
51.26 FEET; T
401.33 FEET; T
24.18 FEET; T
8.54 FEET; THE
CONTAINS 614

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.





DRAFTAgenda Item Number : **6A**

Request For Council Action

Date Submitted 2015-01-26 12:39:31**Applicant** Planning Commission**Quick Title** PC Report from January 27, 2015**Subject** Report from the Planning Commission meeting held on January 27, 2015**Discussion** Short PC meeting with only three plats on the agenda. Two finals and one preliminary plat on the Planning Commission Report.**Cost** \$**City Manager Recommendation** Finally a short PC meeting.Final plats and a preliminary plat.**Action Taken****Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: JANUARY 27, 2015
CITY COUNCIL MEETING: FEBRUARY 5, 2015

1. **FINAL PLATS (FP)**

- A. Consider approval of a six (6) lot residential subdivision for **“Fieldstone Phase 2.”** The representative is Mr. Brad Peterson, Development Solutions. The property is zoned R-1-10 (Single Family Residential Estate 10,000 square foot minimum lot size) and is located on the south side of Crimson Ridge Drive at approximately 2240 East (in the Little Valley area). Case No. 2014-FP-079. (Staff – Todd Jacobsen).
- B. Consider approval of a twelve (12) unit multi-family residential subdivision for **“Red Storm Town Homes.”** The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned R3 (Multiple Family Residential) and is located at 487 South 100 East Street. Case No. 2014-FP-072. (Staff – Todd Jacobsen).

2. **PRELIMINARY PLAT**

Consider approval of a preliminary plat for a sixteen (16) lot residential subdivision for **“The Reserve at River Hollow”** The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The property is generally located at 1200 South 2670 East. The property owner is M&S Land, LLC; Sue Cox Trust, the applicant is MK Cox Development, and the representative is Mr. Skyler Lawrence. Case No. 2015-PP-001. (Staff – Wes Jenkins).

3. **OTHER PLANNING COMMISSION BUSINESS**

The Planning Commission and staff held a training session on Section 10-8-5 “Residential Development Standards” in the PD (Planned Development) zone.

PCR ITEM 1A

Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/27/2015
CITY COUNCIL MEETING: 02/05/2015

FINAL PLAT

Fieldstone Phase 2

Case No. 2014-FP-079

Request: Approval of a 6 Lot Residential Subdivision Final Plat

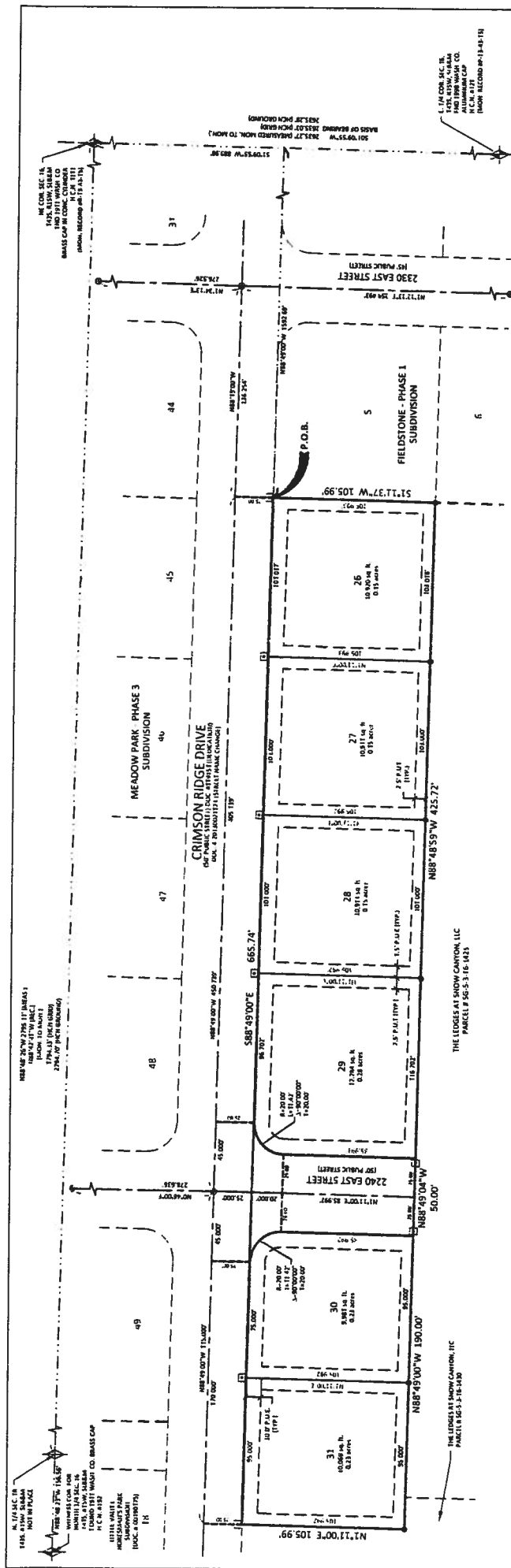
Representative: Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770

Property: Located on the south side of Crimson Ridge Drive at
approximately 2240 East (in the Little Valley area)

Zone: R-1-10

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed
by the Public Works Department staff, (which includes New
Development Division staff and Planning & Zoning staff) and
Legal Department staff and it meets all of the Preliminary Plat
conditions and approvals.

P.C.: The Planning Commission recommends approval.



SURVEYOR'S CERTIFICATE:

[illegible]

THESE RESULTS WOULD BE OF INTEREST TO THE FOLLOWING:

FIELDSTONE • PHASE 2

[illegible]

100

OWNER'S DEDICATION:

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

KNOW ANY MEN AT THESE PLACES THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PHASES, AND TOWNSHIPS HEREIN SHOWN AS:

FIELDSTONE - PHASE 2

INTERIOR - FLOOR

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC. ALL PARCELS OF LAND SHOWN ON THE PLAN AS PUBLIC STREETS AND TANGENTS, ALL LOTS, PUBLIC STREETS AND TANGENTS, AND EASEMENTS ARE AS SHOWN ON

THE OWNER DOES HERELY WARRANT TO THE CITY OF ST. GEORGE ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOVE SHARING ON THIS MAT IS NOT SUBJECT TO THE DECLARATION OF A COURT MAKING SUCH AND

STAKHONIS, OF THE PRESTON SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS DEED.

| Distance | Time | Speed |
|----------|------|-------|
| 1000 | 10 | 100 |
| 2000 | 20 | 100 |
| 3000 | 30 | 100 |
| 4000 | 40 | 100 |
| 5000 | 50 | 100 |
| 6000 | 60 | 100 |
| 7000 | 70 | 100 |
| 8000 | 80 | 100 |
| 9000 | 90 | 100 |
| 10000 | 100 | 100 |

DATE _____

THE 16 DGS AT SNOW CANYON, L.I.C.

Subdivision Final Plat for

FIELDSTONE - PHASE 2

MISSIONE - PHASE 2

Located in the Northeast Quarter of Section 16.

DEVELOPMENT SOLUTIONS, INC.
11800 Highway 100, Suite 100, Houston, TX 77055
713.865.1111

LOWLAND DISINTEGRATION, WEST, CLAYTON

SHEET 1 OF 1

| | |
|--------------------------------------|--------------------|
| ACCEPTANCE BY THE CITY OF ST. GEORGE | TREASURER APPROVAL |
|--------------------------------------|--------------------|

CITY OF ST. GEORGE, UTAH, HAVE REVENUED THE ABOVE
OF SAID CITY CANNOT BECOME IN THE STATE OF THE
WASHINGTON COUNTY TREASURER, C18284 ON THIS
DATE

... A.D. 20... THAT ALL TAZES,
SPECIAL ASSESSMENT, AND TITS DUE AND OWNING ON

THE SUBMISSION THAT PLAT HAVE BEEN PAID IN FULL.

CITY OF ST. GEORGE MAYOR

WASHINGTON COUNTY TREASURER

WASHINGTON COUNTY RECORDS

| | |
|---|------------------------|
| <p>NAME OF THE PARTY OR ORGANIZATION</p> | <p>ADDRESS</p> |
| <p>CITY AND STATE</p> | <p>ZIP CODE</p> |



PCR ITEM 1B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/27/2015
CITY COUNCIL MEETING: 02/05/2015

FINAL PLAT

Red Storm Townhomes

Case No. 2014-FP-072

Request: Approval of a twelve (12) unit Residential Subdivision Final Plat

Representative: Brandon Anderson, Rosenberg Associates
352 E Riverside Drive #A2
St. George, UT 84790

Property: Located at 487 South 1100 East Street

Zone: R-3 (Multiple Family)

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.

P.C.: The Planning Commission recommends approval.





Zoning

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

January 28, 2015

PCR ITEM 2

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 01/27/2015
CITY COUNCIL MEETING: 02/5/2015

PRELIMINARY PLAT

Reserve at River Hollow

Case No. 2015-PP-001

- Request:** A request to approve a preliminary plat for a sixteen (16) lot residential subdivision
- Location:** 1200 South 2670 East
- Property:** 12.58 acres
- Number of Lots:** 16 lots (including 2 flag lots)
- Density:** 1.25 dwelling units per acre
- Zoning:** RE-20
- Adjacent zones:** This plat is surrounded by the following zones:
North – RE-20
South – R-1-12
East – R-1-12
West – RE-20
- General Plan:** Low Density Residential
- Applicant:** M&S Land, LLC; Sue Cox Trust
- Representative:** Skyler Lawrence
- Staff Comments:** A zone change from A-1 to RE-20 for this area was approved by City Council September 04, 2014 (Case No. 2014-ZC-010 – Cox Development / River Hollow).
- P.C. Comments:**
1. The applicant is requesting two (2) flag lots. Per Title 11 ‘Subdivisions,’ Section 11-5-4.D ‘Flag Lots,’ each flag lot shall be specifically approved by the commission (*see Section 11-5-4D.6*).
 2. There are five (5) double fronting lots which will require a ten foot (10’) landscape strip and a six foot (6’) privacy wall along 2780 East Street (*see Section 11-5-4C.3*). Specifically the lots are 4, 5, 12, 13, & 14.

3. It is proposed that this subdivision will become a part of the existing River Hollow HOA (Home Owners Association).
4. If the home owners do not maintain the landscaping on 1240 South Street and 1170 South Circle, the HOA shall be responsible for maintenance.
5. Although the General Plan discourages the placement of cul-de-sacs (*see Chapter 4 'Visions & Goals' – Section Goal 5 (V) 'Transportation' – 5.B point #3*), 1170 South Circle was placed at the location shown because it would not result in a safe intersection distance separating it from the existing the intersection of 1190 South Street and 2780 East Street.
6. 1240 South Street would have a 58 foot R.O.W. and an 8 ft. landscape strip is proposed on it.
7. The applicant would like to retain the existing mature street trees on 2670 East Street. The street has a 45 ft. R.O.W. and the sidewalk would be placed directly behind the curb and the landscape strip area would be behind it and include the trees.
8. On both 1240 South and 1170 South the applicant proposes a meandering sidewalk (*see plat*). The design of that sidewalk would be subject to Legal Department review and approval.
9. An agreement to maintain access for the flag lots is required and is subject to legal review and approval. The agreement will appear as a note on the plat and as a separate recorded document.
10. Approval of this Preliminary Plat is subject to Legal Department review.

P.C. Motion:

MOTION: Commissioner Nathan Fisher made a motion to approve item 2 (*The Reserve at River Hollow*) subject to legal approval. Based on the presentation, staff and applicant comments we find a cul-de-sac is more feasible for the area as the street cannot go through to 2780. As a result the installation of flag lots is necessary because standard lots are not feasible. The motion is conditioned on the HOA CCRs stating that the lots that are required to maintain the landscape strip the HOA reserves the right to maintain them in the event the lot owner does not maintain them and charge back the owner. Also, that the ownership and maintenance of the flag lot is subject to legal.

A 16 LOT RESIDENTIAL DEVELOPMENT
IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

A 16 LOT RESIDENTIAL DEVELOPMENT
IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

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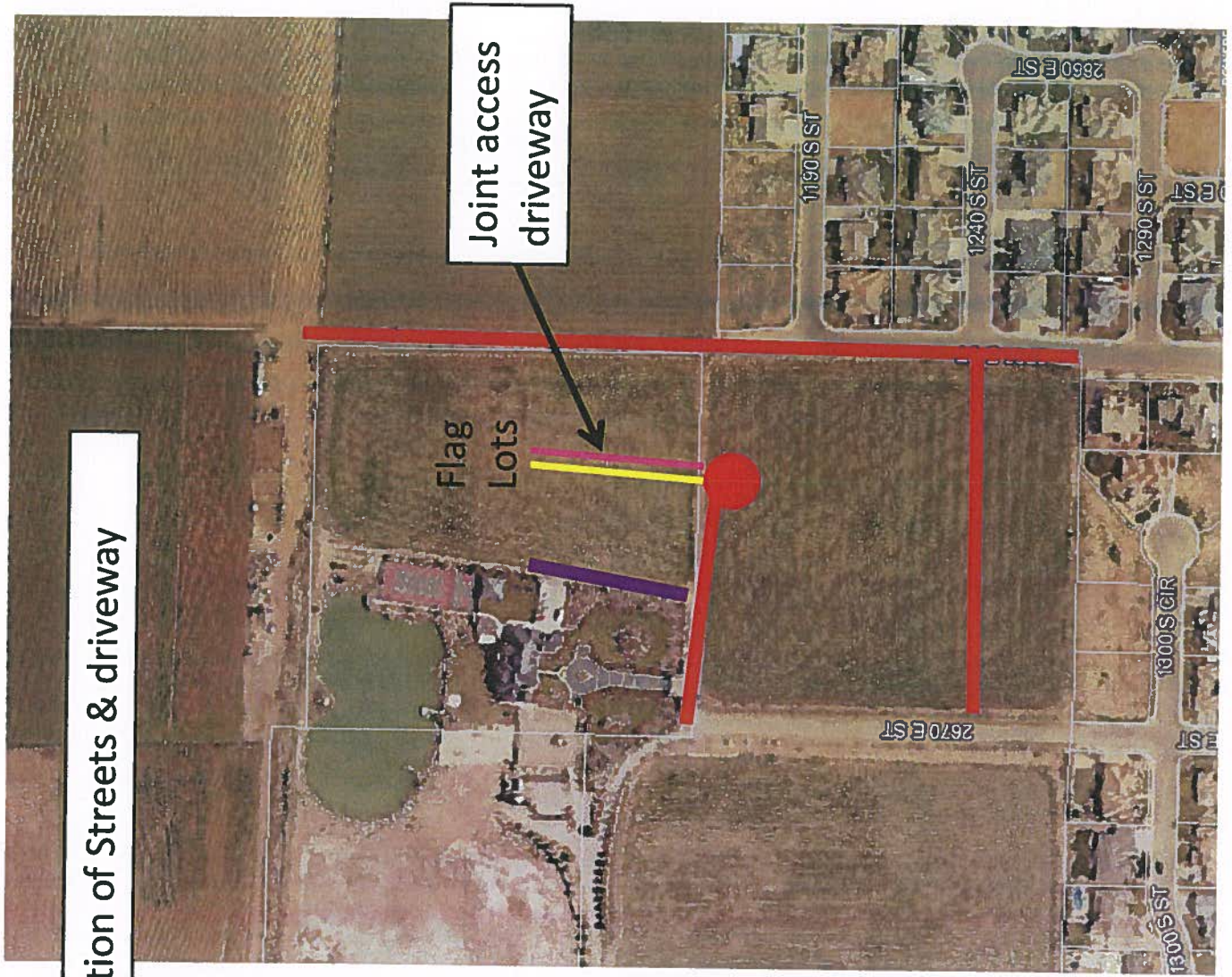
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CIVIL ENGINEERS • LAND SURVEYORS

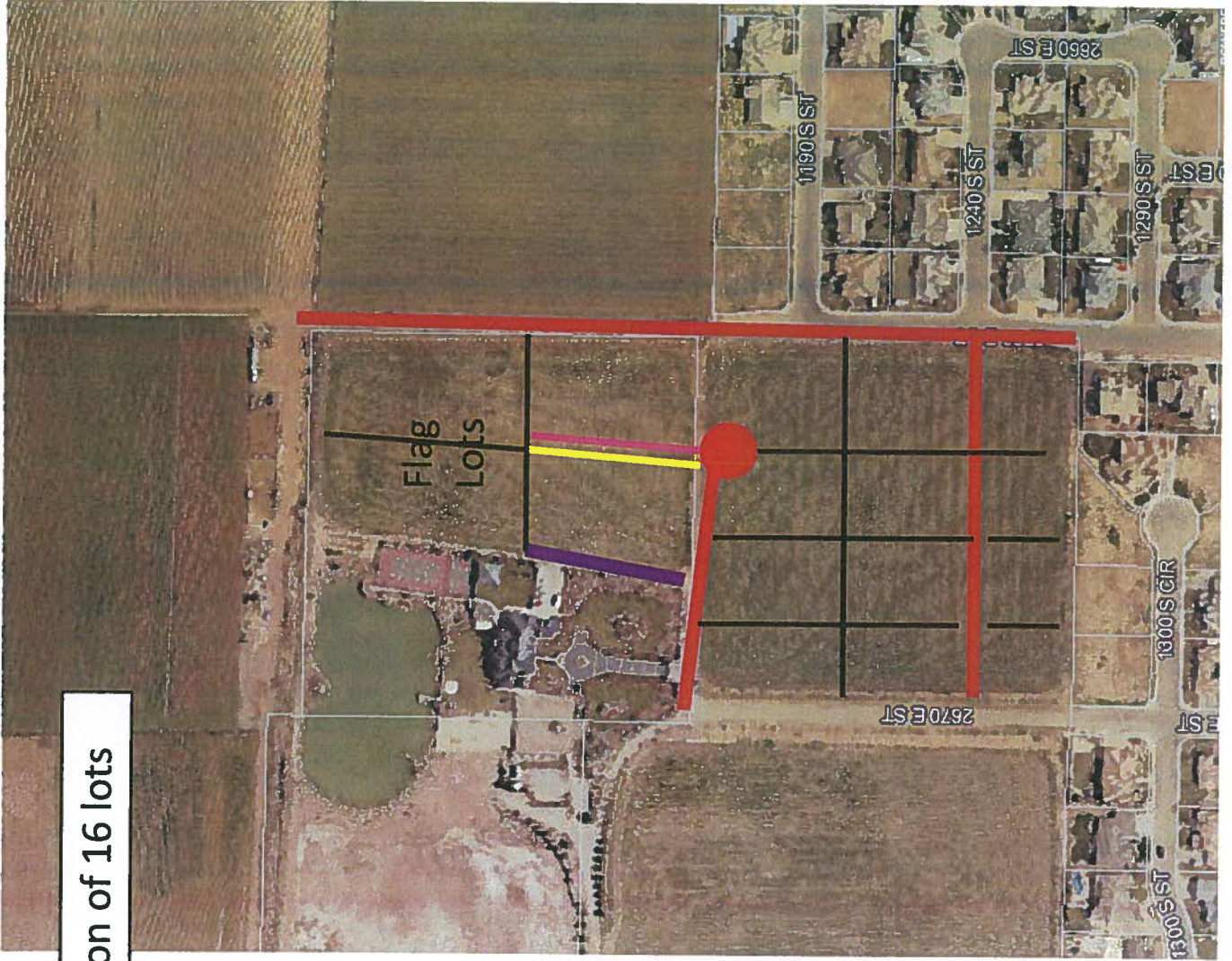
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Approx. Location of Streets & driveway



Approx. Location of 16 lots



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DRAFTAgenda Item Number : **6B**

Request For Council Action

Date Submitted 2015-01-26 08:35:07**Applicant** Marlon Stratton**Quick Title** Veterans Affairs M.O.U**Subject** Request for review/approval of memorandum of understanding with the Veterans Affairs Police Department**Discussion** The V.A. operates Community Based Outpatient Clinics (CBOC) in St. George City. The V.A. has a police department, but it is not located in this area. The V.A. has requested our assistance, through this M.O.U., in responding to and investigating crimes that occur at the CBOC (V.A. Police Jurisdiction) within City of St. George.**Cost** \$0.00**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Mike Giles**File Attachments** V.A. MOU police response 2 15.pdf**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** V.A. MOU police response 2 15.pdf



DEPARTMENT OF VETERANS AFFAIRS
Salt Lake City Health Care System
500 Foothill Drive
Salt Lake City, UT 84148

RECEIVED
JAN 23 2015
ST. GEORGE POLICE DEPT

FAX

DATE: 1/23/2015

TO: St George City PD

Number of pages including cover sheet: 3

Attn: Chief Stratton

FROM:

CC:

Veterans Affairs Police

VA Medical Center

PHONE:

500 Foothill Drive

Salt Lake City, UT 84148

FAX:

PHONE: 801-582-1565 ext. 4233

FAX: 801-584-2516

REMARKS: ☐ Urgent

☐ For Your Review

☐ Reply ASAP

☐ Please Comment

This fax is intended only for the use of the person or office to which it is addressed and may contain information that is privileged, confidential, or protected by law. All others are hereby notified that the receipt of this fax does not waive any applicable privilege or exemption for disclosure and that any dissemination, distribution, or copying of this communication is prohibited.

If you have received this fax in error, please notify this office immediately at the telephone number listed above.

MESSAGE: Memorandum of Understanding



GEORGE E. WAHLEN
DEPARTMENT OF VETERANS AFFAIRS MEDICAL CENTER
VA Salt Lake City Health Care System
500 Foothill Drive
Salt Lake City, UT 84148

January 16, 2015

Chief Marlon Stratton
265 North 200 East
St. George, Utah 84770

Dear Chief Stratton,

1. The Department of Veterans Affairs currently has a Community Based Outpatient Clinic (CBOC) to serve veterans in your community. My purpose for writing you is to establish a Memorandum of Understanding between the St. George Police Department and the Department of Veterans Affairs Police, Salt Lake City, Utah 84148 and the St. George VA CBOC Clinic located at 1067 East Tabernacle, Suite 7 St. George, Utah 84770.
2. It is my desire to ensure that there is a harmonious and professional relationship between our Police Departments. As a preliminary matter, I am providing you with a background on the establishment of concurrent jurisdiction between the Department of Veterans Affairs and the State, County, and municipal law enforcement authorities.
3. The Department of Veterans Affairs Police Departments are granted police authority to charge and arrest for violations of Federal Statutes by Section 902, Title 38, United States Code, and implemented by Section 1.218, Title 18, Code of Federal Regulations. Therefore, all crimes committed in violation of Federal Law will be under the sole jurisdiction for the Department of Veterans Affairs Police Department. Due to the geographic locations of the St. George CBOC, it would be impractical for our VA Police Department in Salt Lake City to respond and investigate all crimes committed there. I am respectfully requesting your assistance in responding and investigating crimes committed at the St. George CBOC that are in violation of Utah Criminal and Traffic Statutes, which would be under the jurisdiction and responsibility of the state, county and municipal law enforcement agencies. The VA will not interfere with any matters that fall within the purview of local law enforcement. Additionally, assistance from your department may be requested in instances of VA Police officer-involved shootings that the FBI has declined to investigate, or such an investigation is delayed. Such assistance may range from establishing, preserving and/or controlling the scene, to performing as the lead investigative agency. Whenever incidents occur at the St. George CBOC, we will request a copy of the police report completed by your department through the appropriate channels.



4. Thank you for your consideration of my request. If further information is needed or if I can be of any assistance; please call me at (801) 582-1565 extension 4628.

Respectfully,

A handwritten signature in cursive script, appearing to read "Teri Sommers".

Teri Sommers
Chief of Police
VHASLC Police

Marlon Stratton
Chief of Police
St. George Police Dept.